



ABSTRACT

Urban Development – Tamil Nadu Town and Country Planning Act, 1971 – Infrastructure and amenities charges – Mode of payment clarification – issued.

HOUSING AND URBAN DEVELOPMENT (UD4-2) DEPARTMENT
G.O.(MS) No.4

Dated:4.1.2008

READ:

1. G.O.Ms.No.191, Housing and Urban Development Department, dated 1.6.2007.
2. G.O.Ms.No.215, Housing and Urban Development Department, dated 2.7.2007.
3. From the Director of Town and Country Planning Letter Roc. No. 9278/2007 BA1 dated 10.7.07, 11.7.07.
4. From the Member Secretary, Chennai Metropolitan Development Authority Letter No.C3/12933/2007 dated 8.8.2007.

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In the Government Order first read above, the Government have directed that the infrastructure and basic amenities charges shall be collected at the following rates, in respect of different categories of buildings referred to in the table:-

Sl.No.	Type of Buildings	Celling of the Rates
1.	Commercial & IT Building	Rs. 500/- Per sq.m.
2.	Multistorey Building	Rs. 1000/- Per sq.m.
3.	Institutions	Rs. 200/- Per sq.m.
4.	Industrial use	Rs. 300/- Per sq.m.

2. In the order second read above, the Government have issued order that the, Non-FSI and parking area shall be excluded from the levy of Infrastructure and Basic Amenities charges. The Government have also directed that 50% of Infrastructure and Basic Amenities charges shall be collected at the first instance, when the final decision on the applications for grant of Planning permission is taken and the balance 50% of the charges shall be collected from the applicant in two instalments at 25% each for which Irrevocable Bank guarantee shall be obtained.

4. The Director of Town and Country Planning in his letter third read above has requested to suggest modalities for the collection of the Infrastructure and amenities charges in three instalments at 50%, 25% and 25% with the later two instalments being covered by bank guarantee, and the period for which the bank guarantee is to be insisted upon.

5. The matter was examined in consultation with the Member Secretary, Chennai Metropolitan Development Authority and the Government direct that the infrastructure and amenities charges shall be collected as shown in the table below:-

SL.No.	Number of Instalment	Quantum of Infrastructure and amenities charges to be collected.	Period of payment
1.	1 st Instalment	50% of the charge	At the time of final decision on the application for grant of planning permission but before the issue of the Planning permission
2.	2 nd Instalment	25% of the charge	Within the end of 6 months period from the date of issue of planning permission
3.	3 rd Instalment	25% of the charge	Within one year from the date of payment of second instalment or before the issue of completion certificate which ever is earlier.

6. The Commissioner of Town and Country Planning is directed to add suitable conditions to order according technical sanctions and while advising the local authorities and the Local Planning Authorities concerned to add these conditions in their orders at the time of issue of planning permission itself, so that the infrastructure and amenities charges are collected without fail.

7. The Commissioner of Town and Country Planning and the Member Secretary, Chennai Metropolitan Development Authority are directed to obtain necessary bank guarantee in the format already in operation in the Chennai Metropolitan Development Authority.

(BY ORDER OF THE GOVERNOR)

R.SELLAMUTHU
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 Secretary to Government, Municipal Administration and Water Supply Department, Chennai-9
The Secretary to Government,
Rural Development and Panchayat Raj Department, Chennai-9.
The Finance Department, Chennai-9.
SF/SC.

//Forwarded by Order//

on 4.1.05

SECTION OFFICER.