



Abstract

The Tamil Nadu Town and Country Planning Act, 1971 - Amendment issued for exemption in respect of development of certain lands or buildings by collection of "Regularization Fee" - Extension of the period of the Scheme - Amendment to the Application, Assessment and Collection of Regularization Fee (Chennai Metropolitan Area) Rules, 1999 framed under sub-section (2) of Section 122 of the Act - Approved - Orders - issued.

Housing and Urban Development (UD I) Department.

G.O. Ms. No. 121

Dated : 24.04.2002.

Read:

1. G.O. Ms. No.76 HUD dated 27.02.1999.
2. G.O. Ms. No.400 HUD dated 29.09.2000.
3. G.O. Ms. No.369 HUD dated 31.08.2001.
4. G.O. Ms. No. 480 HUD dated 05.12.2001

Read also:

5. The Tamil Nadu Town and Country Planning (Amendment) Act 2002
(Tamilnadu Act 7 of 2002)

ORDER:

Consequent on the enactment of Tamil Nadu Town and Country Planning (Amendment) Act 2002 fifth read above the appended Notification will be published in the Tamil Nadu Government Gazette Extraordinary, dated the 24th April 2002 and it will come into effect retrospectively with effect from 01.03.1999.

(By order of the Governor)

**A. NAGARAJAN,
SECRETARY TO GOVERNMENT.**

To

The Works Manager, Government Central Press, Chennai - 600 079.

(for publication of the Notification in the Tamilnadu Government Extraordinary Gazette)
The Vice-Chairman, Chennai Metropolitan Development Authority, Chennai -8
The Member Secretary, Chennai Metropolitan Development Authority, Chennai-8
The Special Commissioner of Town and Country Planning, Chennai - 600 002.
The Commissioner, Corporation of Chennai, Chennai - 600 003.

Copy to:

The Law Department, Secretariat, Chennai - 600 009.
The Chief Minister's Office, Chennai-600 009.
Senior P.A., to Minister (Housing and Urban Development)
SF/SCs

/Forwarded / By order/

SECTION OFFICER

APPENDIX.

NOTIFICATION.

In exercise of the powers conferred by clause (cc) of sub-section (2) of section 122 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby makes the following amendments to the Application, Assessment and Collection of Regularization Fee (Chennai Metropolitan Area) Rules, 1999:-

AMENDMENTS

In the said Rules, -

(1) in rule 3,-

(a) in sub-rule (1), in clause (a),-

1. (i) for the expression "31st October 2001", the expression "31st March 2002" shall be substituted;
- (ii) in the Explanation for the expression "31st October 2001", the expression "31st March 2002" shall be substituted;

(2) in rule 5, in sub-rule (1), for sub-clause (b), the following sub-clause shall be substituted, namely:-

"(b) In cases of deviated developments already approved part of the existing development shall not be liable for levy of regularisation fee, provided the usage (residential, commercial, institutional or industrial) approved in the plan remains same and is permissible at the site. However, if there is increase in number of dwellings within already approved part of the building and it violates road width requirement, then the

road width violation fee is leviable. Any unauthorised addition in second floor to an ordinary building approved more than five years ago and total dwelling units in that building do not exceed four numbers, it shall be treated as an ordinary building for the purpose of these rules. Further, any variation in respect of head room height of the floor approved for parking shall not be construed as deviation to earlier approved plan, provided its height is not exceeding 2.2mts. below the bottom of beam to the lower floor."

1. (3) in rule 6,-

(i) in sub-rule (1), under the heading "Category A(i): Plot in an unauthorised sub-division or layout or plot extent or plot frontage violation," in condition (c), for the expression "31st October 2001", the expression "31st March 2002" shall be substituted;

(ii) in sub-rule(3),-

(a) in clause (a) (i), the word "relatable" shall be omitted;

(b) in sub-clause (b) (i), the words " relatable to the said approved plan " and " relatable to the earlier approved plan " shall be omitted;

(4) in rule 7, in sub-rule (3), for the expression "1st January 2002", the expression "1st July 2002" shall be substituted;

(5) in rule 12, in sub-rule (2), for the expression " the 5th December 2001", the expression " 24th April 2002" shall be substituted.

(6) for the Tables, the following Tables shall be substituted, namely.-

TABLE - A (i)

(see rule 6 (1)

CATEGORY -A (i) REGULARISATION FEE - RATE IN RUPEES PER SQUARE METRE OF PLOT EXTENT FOR PLOTS, WHICH ARE UNAUTHORISED SUB-DIVISIONS OR IN UNAUTHORISED L-AYOUTS OR INADEQUATE IN PLOT EXTENT OR INADEQUATE PLOT FRONTAGE.

Serial Number	Location of the plot	Rate of levy.(Rupees per square metre)
(1)	(2)	(3)
1.	Chennai City Corporation and Banned Area	Rs.20
2.	Municipalities and Municipal Townships	Rs.12.50
3.	Rest of Chennai Metropolitan Area not included in Serial Number 1 and 2	Rs.7.50

Note: These rates shall apply irrespective of whether the plot is vacant or constructed partly or fully. ;

TABLE - A (ii)**(see rule 6 (1)****CATEGORY -A (ii) REGULARISATION FEE - RATE IN RUPEES PER SQUARE METRE OF FLOOR AREA FOR LAND USE VIOLATION.**

Serial Number	Location	Rate of levy fee per square metre of built up area
(1)	(2)	(3)
1.	Chennai City and Banned Area	Rs.150
2.	Municipalities and Municipal Townships	Rs.112.50
3.	Rest of Chennai Metropolitan Area not included in Serial Number 1 and 2	Rs.75

TABLE - A (iii)**(see rule 6 (1)****CATEGOREY-A (iii) REGULARISATION FEE - RATE IN RUPEES PER SQUARE METRE OF FLOOR AREA FOR ABUTTING ROAD WIDTH VIOLATION.**

Serial Number	Usage and type Location	Residential	Commercial	Other than residential or commercial	
		Special Building, Group Development & Multi-storied Building Rs.	Special Building, Group Development & Multi-storied Building Rs.	Multi-storied Building Rs.	Other than Multi-storied Building Rs.
(1)	(2)	(3)	(4)	(5)	(6)
1.	Chennai City and Banned Area	225	900	315	135
2.	Municipalities and Municipal Townships.	112.50	450	157.50	67.50
3.	Rest of Chennai Metropolitan Area not included in Serial Number 1 & 2	67.50	225	78.75	33.75

TABLE-B

(see rule 6(1)

CATEGORY- B : REGULARISATION FEE - RATE IN RUPEES PER SQUARE METRE FOR THE BUILT UP AREA CONSTRUCTED IN VIOLATION OF THE MAXIMUM FLOOR SPACE INDEX PRESCRIBED IN DEVELOPMENT CONTROL RULES AND COVERED CAR PARKING SPACE CONVERTED INTO ANY OTHER USE.

Serial Number	Usage and Type Location	Residential		Commercial		Other than Residential or Commercial	
		Special Building, Group Development and Multi-storied Building	Other Building s Rs.	Special Building, Group Development and Multi-storied Building	Other Buildin g Rs.	Multi-storied Building Rs.	Other than Multi-storied Building s Rs.
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1.	Chennai City and Banned Area	562.50	225	2250	900	787.50	337
2.	Municipalities and Municipal Townships.	281.25	112.50	1125	450	393.75	168.75
3.	Rest of Chennai Metropolitan Area not included in Serial Number 1 & 2	141.75	56.25	562.50	225	198	85.50

TABLE-C

(see rule 6(1)

CATEGORY- C – REGULARISATION FEE-RATE IN RUPEES PER SQUARE METRE OF FLOOR AREA FOR SET BACK VIOLATION NOT AMOUNTING TO CATEGORY-B

Serial Number	Usage and Type Location	Residential		Commercial		Other than Residential or Commercial	
		Special Building Group Development and Multi-storied Building	Other Buildings Rs.	Special Building, Group Development and Multi-storied Building	Other Building Rs.	Multi-storied Building Rs.	Other than Multi-storied Buildings Rs.
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1.	Chennai City and Banned Area	450	180	1125	450	675	270
2.	Municipalities and Municipal Townships.	225	90	562.50	225	337.50	135
3.	Rest of Chennai Metropolitan Area not included in Serial Number 1 & 2	112.50	45	281.25	112.50	168.75	67.50

TABLE-D**(see rule 6(1))****CATEGORY-D - REGULARISATION FEE - RATE IN RUPEES PER CAR/LORRY PARKING SPACE
SHORTAGE NOT AMOUNTING TO CATEGORY- B AND -C**

Serial Number	Location Rs.	Residential	Commercial	OTHERS	
		per car parking space Rs.	per car parking space Rs.	per Car parking space Rs.	per Lorry parking space Rs.
(1)	(2)	(3)	(4)	(5)	(6)
1.	Chennai City and Banned Area	5625	5625	5625	16875
2.	Municipalities and Municipal Township	2812.50	2812.50	2812.50	8437.50
3.	Rest of Chennai Metropolitan Area not included in Serial No. 1 and 2	1406.25	1406.25	1406.25	4218.75

Note:

- (a) The area required for one car parking space : 25 Sq.metre
 (b) The area required for one lorry parking space: 75 Sq.metre
 (c) When working out areas and number of car or lorry parking spaces required, not amounting to categories B and C, any fractional deficiency in area shall be rounded off to the next higher integer of number of parking spaces.
 (d) The rates are arrived as given below:

- * Chennai City and Banned Area : Rs. 225/- sq.metre
 ** Municipalities and Municipal Townships : Rs. 112.50 sq.metre
 *** Rest of Chennai Metropolitan Area : Rs. 56.25 sq.metre.”.

A. NAGARAJAN,
SECRETARY TO GOVERNMENT.

//True Copy//

Section Officer.