ABSTRACT

Town and Country Planning Department - Fixation of Infrastructure and Basic Amenities Charges - orders - issued.

Housing and Urban Development (OPI) Department Department

O.Ms.No. 197 1

Dated 1-6-2007

Read:-

From the Director of Town and Country Planning

ORDER:-

The Government have examined the proposal on the fixation of Infrastructure and amenities charges in the context of the rapid developments that are taking place in the State. After detailed discussions on the above proposal, it has been underscored that for ensuring sustainable development leading to the formation of well planned urban areas and growth centers, provision of adequate basic amenities like alternative and or additional source for water supply, availability of facilities such as broad road connectivity, provision of standard infrastructure, implementation of schemes for connecting sewerage and drainage to the trunk systems, creation of environment friendly atmosphere on long term basis, etc. have become essential and it is felt necessary to provide adequate funds by way of establishing an Infrastructure and Amenities Fund with adequate sources of revenue.

2) The Government accordingly, direct that the infrastructure and basic amenities charges shall be collected at the rates not exceeding those indicated in the table below in respect of different categories of buildings referred to in the Table.

<table>
<thead>
<tr>
<th>S.No</th>
<th>Type of Building</th>
<th>Ceiling of the Rates</th>
</tr>
</thead>
<tbody>
<tr>
<td>1)</td>
<td>Commercial &amp; IT Building</td>
<td>Rs.500/- per sq.m.</td>
</tr>
<tr>
<td>2)</td>
<td>Multistoreyed Building</td>
<td>Rs.1000/- per sq.m.</td>
</tr>
<tr>
<td>3)</td>
<td>Institutions</td>
<td>Rs.200/- per sq.m.</td>
</tr>
<tr>
<td>4)</td>
<td>Industrial use</td>
<td>Rs.300/- per sq.m.</td>
</tr>
</tbody>
</table>

3) The Director of Town and Country Planning be and is hereby empowered to fix the rates for different places and he may fix different rates for each of the above categories of buildings for different areas, taking into account the various aspects of developments including infrastructural needs.
The Infrastructure and Amenities Charges collected shall be credited to the Infrastructure and Amenities Fund to be operated and maintained by him. The orders on the creation and maintenance of the said Fund will be issued separately.

4) In respect of the Chennai Metropolitan Area, the Chennai Metropolitan Development Authority shall collect the Infrastructure and Amenities Charges at the rates indicated in the Table in para 2 above and credit the same to the Infrastructure and Amenities Fund.

5) Till the Fund, as mentioned at para 3 above, is operational, the charges collected shall be credited into a new personal deposit account opened for this purpose and the same shall be transferred to the above mentioned Fund after it becomes operational.

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

7) This order issues with the concurrence of the Finance Department vide its U.O. No. 327/SS(KPR)/07 dated 1-6-2007.

(By Order of the Governor)

R. SELLMATHU,
SECRETARY TO GOVERNMENT.

To:
The Director of Town and Country Planning, Chennai-2
The Member Secretary
Chennai Metropolitan Development Authority, Chennai-8
All District Collectors
The Regional Deputy Directors / Joint Directors
of all Local Planning Authorities through the
Director of Town and Country Planning, Chennai-2.
The Secretaries to Government,
Municipal Administration & Water Supply/
Rural Development and Panchayat Raj /
Finance Department, Chennai-9

Copy to:-
The Private Secretary to Secretary to Government
Housing and Urban Development Department, Chennai-9
The P.A. to Chief Secretary to Government, Chennai-9
The Sr.P.A to Minister (Information), Chennai-9
The Secretary to Chief Minister of Tamil Nadu, Chennai-9
SF/SCs

// Forwarded // By Order //

..B. Sundararaj,
SECTION OFFICER.

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

Dated: 5.6.2007

Proc. 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.

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:

<table>
<thead>
<tr>
<th>S.No.</th>
<th>Type of building</th>
<th>Ceiling of the Rates</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Commercial &amp; IT Building</td>
<td>Rs.500/- per sq.m.</td>
</tr>
<tr>
<td>2.</td>
<td>Multi-storeyed Building</td>
<td>Rs.1000/- per sq.m.</td>
</tr>
<tr>
<td>3.</td>
<td>Institutions</td>
<td>Rs.200/- per sq.m.</td>
</tr>
<tr>
<td>4.</td>
<td>Industrial use</td>
<td>Rs.300/- per sq.m.</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>S. No.</th>
<th>Type of building</th>
<th>Rates</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Commercial &amp; IT Building</td>
<td>Rs. 375/- per sq.m.</td>
</tr>
<tr>
<td>2.</td>
<td>Multi-storeyed Building</td>
<td>Rs. 750/- per sq.m.</td>
</tr>
<tr>
<td>3.</td>
<td>Institutions</td>
<td>Rs. 150/- per sq.m.</td>
</tr>
<tr>
<td>4.</td>
<td>Industrial use</td>
<td>Rs. 225/- per sq.m.</td>
</tr>
</tbody>
</table>

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, Kuriachi New Town Development Area and Thanjaiur Composite Local Planning area, will be 50% of the ceiling of the rates specified in the Government order first cited. Therefore, the rates for these areas are fixed as follows:

<table>
<thead>
<tr>
<th>S. No.</th>
<th>Type of building</th>
<th>Rates</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Commercial &amp; IT Building</td>
<td>Rs. 250/- per sq.m.</td>
</tr>
<tr>
<td>2.</td>
<td>Multi-storeyed Building</td>
<td>Rs. 500/- per sq.m.</td>
</tr>
<tr>
<td>3.</td>
<td>Institutions</td>
<td>Rs. 100/- per sq.m.</td>
</tr>
<tr>
<td>4.</td>
<td>Industrial use</td>
<td>Rs. 150/- per sq.m.</td>
</tr>
</tbody>
</table>

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. S. Jeyarathnam
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.
(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.

forwarded by order

Joint Director of Town and Country Planning
ABSTRACT


HOUSING AND URBAN DEVELOPMENT (UD4-2) DEPARTMENT

G.O.(MS) No.4  Dated: 4.1.2008

READ:


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:

<table>
<thead>
<tr>
<th>Sl.No.</th>
<th>Type of Buildings</th>
<th>Ceiling of the Rates</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Commercial &amp; IT Building</td>
<td>Rs. 500/- Per sq.m.</td>
</tr>
<tr>
<td>2.</td>
<td>Multistorey Building</td>
<td>Rs. 1000/- Per sq.m.</td>
</tr>
<tr>
<td>3.</td>
<td>Institutions</td>
<td>Rs. 200/- Per sq.m.</td>
</tr>
<tr>
<td>4.</td>
<td>Industrial use</td>
<td>Rs. 300/- Per sq.m.</td>
</tr>
</tbody>
</table>

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:

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

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. SELLMUTHU
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//

[Signature]

SECTION OFFICER.
ABSTRACT

Urban Development - Levy of Infrastructure and Amenities Charges mode of initial payment Orders Issued.

HOUSING & URBAN DEVELOPMENT (UD4 (1) DEPARTMENT

G.O.Ms.No. 84

Dated: 8.2.2008

READ:

1.G.O.Ms.No.22 Housing and Urban Development Department

Dated 25.1.2007.

ORDER:

In the Government Order read above orders were issued notifying the Tamil Nadu Town and Country Planning (Levy of Infrastructure and Amenities Charges) Rules 2008.

2. As per the said rules, the prevailing rate of Infrastructure and Amenities charges are as under:

<table>
<thead>
<tr>
<th>S.Nos.</th>
<th>Type of building</th>
<th>Minimum rates per square metre</th>
<th>Maximum rates per square metre</th>
</tr>
</thead>
<tbody>
<tr>
<td>1)</td>
<td>Multistoreyed building accommodating residential commercial or Information</td>
<td>Rs. 500/-</td>
<td>Rs.1000/-</td>
</tr>
<tr>
<td></td>
<td>Technology or industrial or institutional or combination of such activities.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2)</td>
<td>Commercial building, Information Technology building, Group development and</td>
<td>Rs.250/-</td>
<td>Rs.500/-</td>
</tr>
<tr>
<td></td>
<td>Special building (not covered under S.No.1)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3)</td>
<td>Institutional building (not covered under S.No.1)</td>
<td>Rs.100/-</td>
<td>Rs.200/-</td>
</tr>
<tr>
<td>4)</td>
<td>Industrial building (not covered under S.No.1)</td>
<td>Rs.150/-</td>
<td>Rs.300/-</td>
</tr>
</tbody>
</table>

3. Many representations from builders and developers were received by the Government requesting reduction of the rates of Infrastructure and Amenities Charges stating that there is a slump in real estate market and they are under the consideration of the Government. It is also considered, necessary that pending final decision certain interim decisions may be taken to promote development with out any bottleneck in the initial phase.

4. The Government, after careful examination, have decided to accept their request partially and accordingly direct that the applicants seeking planning permission
must pay an initial payment at the rate of Rs.100/- per Sq.m. (Rupees one hundred only) as Infrastructure and Amenities Charges along with an indemnity bond towards the payment of the balance of the charges before the issue of completion certificate as per the time schedule to be prescribed and also direct that the Indemnity bond in vogue in the Chennai Metropolitan Development Authority be adopted.

5. This orders issues with the concurrence of the Finance Department vide its U.O.No. 7360/Finance (Hg)/08.dated 8.2.2008.

((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 Regional Deputy Directors / Joint Directors of all Local Planning Authorities, through Commissioner of Town and Country Planning, Chennai-2
The Secretary to Government,
Copy to:
The Private Secretary to Secretary to Government,
Housing and Urban Development Department
The Private Secretary to Secretary to Chief Secretary, Chennai 9
The Senior P.A. to Minister (Information) Chennai-9.
The Secretary to Chief Minister, Chennai-9.
SF/SC.

//Forwarded by Order//

Section Officer.
TAMIL NADU
GOVERNMENT GAZETTE
EXTRAORDINARY
PUBLISHED BY AUTHORITY

CHENNAI, SATURDAY, JANUARY 26, 2008
Thai 12, Sarvajith, Thiruvalluvar Aandu–2039

Part III—Section 1(a)

General Statutory Rules, Notifications, Orders, Regulations, etc.,
issued by Secretariat Departments.

NOTIFICATIONS BY GOVERNMENT

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

TAMIL NADU TOWN AND COUNTRY PLANNING (LEVY OF INFRASTRUCTURE AND AMENITIES CHARGES)
RULES, 2008

[G.O. Ms. No. 22, Housing and Urban Development (UD4-1), 25th January 2008.]

No. SRO A-2(b)/2008.

In exercise of the powers conferred by clause “(bb) of sub-section (2) of Section 122 read with
Section 63-B 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 Rules:—

RULES

1. Short title and commencement.—(1) These Rules may be called the Tamil Nadu Town and Country Planning (Levy
   of Infrastructure and Amenities Charges) Rules, 2008.

   (2) It shall be deemed to have come into force on the 12th day of November 2007.

2. Definitions.—(1) In these Rules, unless the context otherwise requires,—

   (a) “Act” means the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972);

   (b) “Officer concerned of the planning authority or the local authority” means any person nominated by the
       planning authority or the local authority for the purpose of Section 63-B of the Act and Rule 7;

   (c) “Group development” means accommodation for residential or commercial or industrial or institutional or
        combination of such activities, housed in two or more blocks of buildings in a particular site, irrespective of whether these
        structures are interconnected or not. Any interlink between these structures in terms of connecting corridors shall not be
        construed as making any two structures into one block. However, if these blocks are connected solidly by at least one-third
        of the width of any one block in the connecting side, then such blocks shall be construed as a single block;
(d) "infrastructure" means the sum of technical installations and social institutions creating a basis for human activities. Specifically it is the physical equipment needed to provide services such as transport, power, water supply, sewerage, drainage, communications and access;

(e) "local authority" means—

(i) a Municipal Corporation established under any law for the time being in force; or

(ii) a Municipal Council or a Third Grade Municipality or a Town Panchayat constituted under the Tamil Nadu District Municipalities Act, 1920 (Tamil Nadu Act V of 1920); or

(iii) a Panchayat Union Council or a Village Panchayat constituted under the Tamil Nadu Panchayats Act, 1994 (Tamil Nadu Act 21 of 1994);

(f) "multistoreyed building" means a building having more than 4 floors including the ground floor or if the ground floor is used for parking under stilts, then excluding the ground floor, whose height is 15 metres or more;

(g) "special building" means a building having more than two floors but not exceeding 4 floors inclusive of ground floor or a building with basement or stilts floor and 4 floors or a residential building having more than 4 dwelling units or a building accommodating commercial or industrial or institutional or combination of such activities with a floor area exceeding 300 square metres.

(2) The words and expression used in these Rules and not defined, but defined in the Act shall have the meaning respectively assigned to them in the Act.

3. Assessment and Levy of Infrastructure and Amenities Charges.—Infrastructure and amenities charges shall be assessed and levied separately on the institution of use or change of use of land or building, or all development of any land or building.

4. Infrastructure and Amenities Charges.—The infrastructure and amenities charges shall be collected for new constructions, additions to existing constructions and change of use of existing buildings at the rates not exceeding the maximum rate and not less than the minimum rates indicated in the Table below, in case of different categories of buildings referred to in the Table:—

<table>
<thead>
<tr>
<th>Sl.No.</th>
<th>Type of building</th>
<th>Minimum rates per square metre</th>
<th>Maximum rates per square metre</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Multistoreyed buildings accommodating residential or commercial or Information technology or industrial or institutional or combination of such activities</td>
<td>500</td>
<td>1,000</td>
</tr>
<tr>
<td>2</td>
<td>Commercial building, Information Technology building, Group development and Special building (not covered under Sl. No. 1)</td>
<td>250</td>
<td>500</td>
</tr>
<tr>
<td>3</td>
<td>Institutional building (not covered under Sl. No. 1)</td>
<td>100</td>
<td>200</td>
</tr>
<tr>
<td>4</td>
<td>Industrial building (not covered under Sl. No. 1)</td>
<td>150</td>
<td>300</td>
</tr>
</tbody>
</table>

5 Fixation of rates of Charges.—(1) The Director of Town and Country Planning shall fix the rates of such charges in respect of all the areas, other than the Chennai Metropolitan Planning Area, for each of the above categories of buildings, which shall not be less than the minimum and not more than the maximum as prescribed in Rule 4, taking into account the various aspects of developments including infrastructural needs. He may fix different rates for different categories of buildings or for different areas.

(2) In respect of the Chennai Metropolitan Planning Area, the Vice Chairman, Chennai Metropolitan Development Authority shall fix the rates of such charges for each of the above categories of buildings which shall not be less than the minimum and not more than the maximum as prescribed in Rule 4, taking into account the various aspects of developments including infrastructural needs. He may fix different rates for different categories of buildings or for different areas.

6. Mode of application for permission.—Any person, other than any State Government or the Central Government or any local authority or the Tamil Nadu Slum Clearance Board, who intends to construct a multistorey building or a Commercial
building or a group of buildings or a special building or an institutional building or an industrial building or a combination of two or more categories of these buildings, for which planning permission is required under the Act, shall apply to the planning authority or the local authority, as the case may be, in Form A, for the assessment of infrastructure and amenities charges payable in respect thereof, along with the application for planning permission.

7. Determination of Infrastructure and Amenities Charges.—The appropriate planning authority or the local authority, as the case may be, shall, on such application being made or if no such application is made, after serving a notice in writing on the person liable to such payment and after calling for a report in this behalf from the officer concerned of the planning authority or the local authority, determine whether or not, and if so, what Infrastructure and Amenities Charges is leviable in respect of a multistoried building or a commercial building or an information technology building or a group development or a special building or an institutional building or an industrial building or a combination of two or more categories of these buildings, or change of use of any building to commercial or information technology or institutional Industrial use, issue a provisional notice of demand for the payment of Infrastructure and Amenities Charges, to the owner or occupier in Form B.

8. Final assessment of Infrastructure and Amenities Charges.—The planning authority or the local authority, as the case may be, after taking into consideration the objections, if any, filed by such person in respect of Infrastructure and Amenities Charges payable by such person shall issue a notice in writing of such assessment in Form C.

9. Payment of Infrastructure and Amenities Charges.—Such person on receipt of the final assessment order under Rule 8 shall be liable to pay to the Planning Authority or the Local Authority, as the case may be, Infrastructure and Amenities Charges assessed:

<table>
<thead>
<tr>
<th>Sl No.</th>
<th>Number of Instalment</th>
<th>Quantum of Infrastructure and Amenities Charges to be collected.</th>
<th>Period of payment.</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1)</td>
<td>(2)</td>
<td>(3)</td>
<td>(4)</td>
</tr>
<tr>
<td>1</td>
<td>1st Instalment</td>
<td>50 per cent of the charge</td>
<td>At the time of final decision on the application for grant of planning permission but before the issue of the Planning Permission.</td>
</tr>
<tr>
<td>2</td>
<td>2nd Instalment</td>
<td>25 per cent of the charge</td>
<td>Within the end of 6 months period from the date of issue of Planning Permission.</td>
</tr>
<tr>
<td>3</td>
<td>3rd Instalment</td>
<td>25 per cent of the charge</td>
<td>Within one year from the date of payment of second instalment or before the issue of completion certificate whichever is earlier.</td>
</tr>
</tbody>
</table>

10. Appeal.—Any person aggrieved by the final assessment order issued under Rule 8 may, within a period of thirty days from the date on which the order was received by him, appeal against such order to the Chennai Metropolitan Development Authority in cases relating to Chennai Metropolitan Planning Area or to the Director of Town and Country Planning in cases relating to planning areas other than the Chennai Metropolitan Planning Area:

Provided that the Chennai Metropolitan Development Authority or the Director of Town and Country Planning, as the case may be, may admit an appeal preferred after the expiry of the said period, if the Chennai Metropolitan Development Authority or the Director of Town and Country Planning, as the case may be, is satisfied that the appellant had sufficient reason for not preferring the appeal within the said period. However, no such appeal shall be entertained after a period of one hundred and eighty days from the date on which the order was received by him:

Provided further that no appeal shall be entertained under this Rule unless it is accompanied by satisfactory proof of the payment of the Infrastructure and Amenities Charges admitted by the appellant to be due or 50 per cent of the assessed amount whichever is higher.

R. SELLAMUTHU,
Secretary to Government.
FORM A
(See Rule 6)
Application for Assessment of Infrastructure and Amenities Charges

To

The Planning Authority or the Local Authority,

Sir,

I intend to develop commercial building / information technology building / institutional building / industrial building, institute/change the use of the building as to commercial / information technology / institutional / industrial as per details furnished in the statement below for which permission is required under the Act. I hereby request that you will be pleased to assess the liability for the levy of Infrastructure and Amenities Charges and to determine the Infrastructure and Amenities Charges payable and communicate the same to me.

1. (a) Name of the owner/occupier of the building
   (b) Full address
   (c) Name of the applicant
   (d) Date of application for permission

2. Description of the building for which infrastructure and basic amenities charge has to be assessed—
   (a) Door Number
   (b) Survey Number and sub-division number, if any
   (c) Name of the Street
   (d) Name of the Division or Ward
   (e) Village or Town

3. Building—
   (i) Plinth area of the building
   (ii) Present use—Residential/industrial/commercial/miscellaneous.
   (iii) Use proposed—Commercial/information technology/ institutional / industrial
   (iv) Nature of the building—multistoreyed/non-multistoreyed

4. Any other particulars supporting the application

Yours faithfully,

Date:
Station:

Signature of the applicant
FORM B

(See Rule 7)

Provisional notice of assessment of Infrastructure and Amenities Charges

To

Please take notice that the Infrastructure and Amenities Charges on the development/institution of ................................ use/change of ................................ use, in building bearing D. No. ................................ Street, ................................ Division/Ward, Resurvey or Town Survey No. of ................................ Village/Town with an extent of ................................ square metres has been provisionally assessed for infrastructure and amenities charges of Rs. ........... (Here enter the particulars of assessment).

You may lodge before the................................. (Name of the planning authority or the local authority) within fifteen days from the date of receipt of this notice, a statement in writing of your objections, if any, to the assessment. The objections, if any, received will be enquired into on ............... at ............... when you may appear in person or through an authorised agent and present any oral or documentary evidence in support of your objection.

Date:

Station:

Member-Secretary/Executive Authority.

FORM C

(See Rule 8)

Notice of Demand of Infrastructure and Amenities Charges

To

Please take notice that the building bearing D.No. ................................ Street, ................ Division/Ward and Resurvey or Town Survey No. ................... of .................. Village/Town with an extent of .................... Square metre has been assessed for the payment of a infrastructure and amenities charge of Rs. ........... You are required to pay the above sum as per the Schedule prescribed under Rule 9 from the date of service of this notice. Please take notice that if the payment is not made within the time specified above, interest at the rate of six per cent per annum on the amount outstanding shall also be payable.

Date:

Station:

Member-Secretary/Executive Authority.

R. SELLAMUTHU,
Secretary to Government.
6 TAMIL NADU GOVERNMENT GAZETTE EXTRAORDINARY

கிதாரில் பெற்றுக்காட்டும் அலசம் சிலையில் (கி. ச. மாலைப்-அம்பு மாலை காலம் கட்டையில்) கிறித்தான், 2008.

அதிகாரிகள்

குறிப்பிட்டு 1971 ஆண்டு அக்டோபர் 10 தேதி தமிழக அரசர் கிதாரில் (குறிப்பிட்டு 35/1972) 63-B எண் பதிப்பிட்டு 122 எண் சீரமைக்கப்பட்டு (2) சிற்றுத்தில் (iii) சீரமைக்கப்பட்டு வந்துள்ள அதிகாரிகள் பதிவு வந்துள்ள வித்தியாசங்களை விளக்கும் விளப்புக்குரியதற்கு:

1. நேரடைச்சலம் வழக்கங்கள்:

(1) விளக்குக்குரியதற்கு 2008 என்று நடந்து போன மாலை கவர்சில் (கி. ச. மாலைப்-அம்பு மாலை காலம் கட்டையில்) விளக்குடன் விளக்கி கட்டுப்படுத்தப்படும்.

(2) தேதி 12 செப்டம்பர் 2007 இல் பார்வூ மதுவாக தொடர்க்கிற வழக்கங்கள்.

2. காமராள் விளக்கங்கள்:

செயல்பாடுகள் ஐராசிய காமராள் விளக்கங்களை விளக்கு.

(அ) "சிலையில் அதிகாரியர்களின் அனுக்கூறு காலமே அதிகாரியர்களின் செயல்பாடு காலம் விளக்கி கட்டுப்படுத்தப்பட்டு விளக்கிக் கட்டுப்படுத்தப்பட்டு (அதிகாரிகள்) வழக்கங்கள் 63-B பதிப்பிட்டு 7 எண் விளக்கும் செயல்பாடுக்குரிய சிலையில் அதிகாரியர்களின் அனுக்கூறு காலமே அதிகாரியர்களின் செயல்பாடு காலம் விளக்கி கட்டுப்படுத்துகைக்கு வழக்கங்கள்.

(ஆ) விளக்குக்குரியதற்கு வழக்கங்கள் நேரடைச்சலத்திற்கு சீரமையாக விளக்கி கட்டுப்படுத்தப்பட்டு அனுக்கூறு காலமே அதிகாரியர்களின் செயல்பாடு காலம் விளக்கி கட்டுப்படுத்தப்பட்டு அதிகாரியர்களின் செயல்பாடு காலம் விளக்கி கட்டுப்படுத்தப்பட்டு வழக்கங்கள்.

(இ) சிற்றுத்தில் (iii) வழக்கங்கள் நேரடைச்சலத்திற்கு சீரமையாக விளக்கி கட்டுப்படுத்தப்பட்டு அதிகாரியர்களின் செயல்பாடு காலம் விளக்கி கட்டுப்படுத்தப்பட்டு வழக்கங்கள்.

(ஈ) செயல்பாடு காலமே அனுக்கூறு வழக்கங்கள் நேரடைச்சலத்திற்கு சீரமையாக விளக்கி கட்டுப்படுத்தப்பட்டு அதிகாரியர்களின் செயல்பாடு காலம் விளக்கி கட்டுப்படுத்தப்பட்டு வழக்கங்கள்.

(உ) "சிலையில் அதிகாரியர்கள்" வழக்கங்கள்:

(i) குறிப்பிட்டு 1920 ஆண்டு அக்டோபர் 10 தேதி தமிழக அரசின் கேள்விக் குறிப்பிட்டு 35/1920 என்ற வழக்கங்கள் நேரடைச்சலத்திற்கு சீரமையாக விளக்கி கட்டுப்படுத்தப்பட்டு வழக்கங்கள்.

(ii) குறிப்பிட்டு 1984 ஆண்டு அக்டோபர் 10 தேதி தமிழக அரசின் கேள்விக் குறிப்பிட்டு 35/1984 என்ற வழக்கங்கள் நேரடைச்சலத்திற்கு சீரமையாக விளக்கி கட்டுப்படுத்தப்பட்டு வழக்கங்கள்.

(ஐ) "இல்லாம் அல்லாம்" வழக்கங்கள் நேரடைச்சலத்திற்கு சீரமையாக விளக்கி கட்டுப்படுத்தப்பட்டு வழக்கங்கள்.

(உ) "முதல் பார்வூ மதுவாக" வழக்கங்கள் நேரடைச்சலத்திற்கு சீரமையாக விளக்கி கட்டுப்படுத்தப்பட்டு வழக்கங்கள்.

(xED) பதிவுக்குரிய வழக்கங்கள் நேரடைச்சலத்திற்கு சீரமையாக விளக்கி கட்டுப்படுத்தப்பட்டு வழக்கங்கள்.
3. தமிழ்நாடு அரசின் அரசியல் வேலைச்செயல்கள் விளையாட்டு எடுத்துக்காட்டு நிறுவனம்:

4. சுருடர் தொடரும் பிற அனுப்பு பதிவு எடுத்துக்காட்டு நிறுவனம்:

5. வல்லை நிலையாளர் நிறுவனம்:

<table>
<thead>
<tr>
<th>குறிப்பிட்டு வரும் விவரம்</th>
<th>வல்லை நிலையாளர்</th>
<th>உறுப்பினர்களுக்கு அடைய வரும் வாரம்</th>
<th>தக்க வருமானம்</th>
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6. உள்வாழ்வு உள்மைத்தலர் முறையீட்டுத் தக்கம்:

<table>
<thead>
<tr>
<th>அதிகாரியர் வகை</th>
<th>வேலைச்செயல்கள் விளையாட்டு தக்கம்</th>
<th>உறுப்பினர்களுக்கு அடைய வரும் வாரம்</th>
<th>தக்க வருமானம்</th>
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7. தமிழ்நாடு நெடுஞ்சாட்டு தொகுதியின் செயல்குறிப்பிட்டு விளையாட்டு நிறுவனம்:

8. தமிழ்நாடு அரசின் வேலைச்செயல்கள் விளையாட்டு நிறுவனம்:

9. வல்லை நிலையாளர் நிறுவனம்:

10. உள்வாழ்வு உள்மைத்தலர் முறையீட்டுத் தக்கம்:
7. தமிழ்நாடு வரையிலுள்ள இடநிலை மாற்றங்கள் காண்பதற்கான குறிப்பிட்டல்:

குறிப்பிட்டல், மாநில இடநிலை மாற்றங்கள் தொடர் விளக்கம், இடநிலை மாற்றங்களின் குறிப்பிட்டல் நிலை அறிக்கையான காண்பதற்கான அடிப்பாகமாகும். இடநிலை மாற்றங்களை குறிப்பிட்டல் நிலை அறிக்கையான காண்பதற்கான அடிப்பாகமாகும். இடநிலை மாற்றங்களை குறிப்பிட்டல் நிலை அறிக்கையான காண்பதற்கான அடிப்பாகமாகும்.

8. தமிழ்நாடு வரையிலுள்ள இடநிலை மாற்றங்கள் குறிப்பிட்டல் வடிவம்:

அத்காலத்தில் மாட்டுகள் தொடர் விளக்கத்திற்கான அடிப்பாகமான பற்றிய வடிவம், இடநிலை மாற்றங்களுக்கான காண்பதற்கான அடிப்பாகமாகும். இடநிலை மாற்றங்களை குறிப்பிட்டல் நிலை அறிக்கையான காண்பதற்கான அடிப்பாகமாகும்.

9. தமிழ்நாடு வரையிலுள்ள இடநிலை மாற்றங்கள் குறிப்பிட்டல் வடிவம்:

பின்னர் 8-க்கும் மேலான இடநிலை மாற்றங்களை குறிப்பிட்டல் வடிவம், இடநிலை மாற்றங்களை குறிப்பிட்டல் வடிவம். இடநிலை மாற்றங்களை குறிப்பிட்டல் வடிவம், இடநிலை மாற்றங்களை குறிப்பிட்டல் வடிவம்.

<table>
<thead>
<tr>
<th>குறிப்பிட்டல்</th>
<th>காண்பதற்கான முறையையும்</th>
<th>காண்பதற்கான முறையையும்</th>
<th>காண்பதற்கான முறையையும்</th>
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<tbody>
<tr>
<td>(1) படையிட்டு வரவியவும்</td>
<td>காண்பதற்கான 50 வரவியவும்</td>
<td>காண்பதற்கான 50 வரவியவும்</td>
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<td>(2) வரவியவும்</td>
<td>காண்பதற்கான 25 வரவியவும்</td>
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<td>(3) வரவியவும்</td>
<td>காண்பதற்கான 25 வரவியவும்</td>
<td>காண்பதற்கான 25 வரவியவும்</td>
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10. சீனோ விளக்கமோ:

8-க்கும் மேலான இடநிலை மாற்றங்களை குறிப்பிட்டல் வடிவம் பற்றிய விளக்கமோ, அத்காலத்தில் மாட்டுகள் தொடர் விளக்கமோ, இடநிலை மாற்றங்களை குறிப்பிட்டல் வடிவம் பற்றிய விளக்கமோ. இடநிலை மாற்றங்களை குறிப்பிட்டல் வடிவம் பற்றிய விளக்கமோ. இடநிலை மாற்றங்களை குறிப்பிட்டல் வடிவம் பற்றிய விளக்கமோ. இடநிலை மாற்றங்களை குறிப்பிட்டல் வடிவம் பற்றிய விளக்கமோ.
1. (a) கல்குடியராசிகை / கல்குடியராசிகை பணி

(b) கல்குடியராசிகை பணி

(c) கல்குடியராசிகை பணி

(d) கல்குடியராசிகை பணி

2. (a) கல்குடியராசிகை பணி / கல்குடியராசிகை பணி / கல்குடியராசிகை பணி

(b) கல்குடியராசிகை பணி

(c) கல்குடியராசிகை பணி

(d) கல்குடியராசிகை பணி

3. முற்பாட

(a) முற்பாட

(b) முற்பாட

(c) முற்பாட

(d) முற்பாட

4. முற்பாட

(a) முற்பாட

(b) முற்பாட

(c) முற்பாட

(d) முற்பாட
பகுதி - B
(7 ஆம் வரிசையில் காட்டல்)

நடுநாட்டில் பாசக்கால நாட்டு விளக்கம் கலந்துசெல்வதற்கு பதிப்பிற்கு செய்யப்பட்டார் முன்னையத் தக்கால்

காட்டல் அடுத்தடுத்து நடுநாட்டில் பாசக்கால நாட்டு விளக்கம்

பகுதி - C
(8 ஆம் வரிசையில் காட்டல்)

நடுநாட்டில் பாசக்கால நாட்டு விளக்கம் கலந்துசெல்வதற்கு துறவில் செய்யப்பட்டார்

காட்டல் அடுத்தடுத்து நடுநாட்டில் பாசக்கால நாட்டு விளக்கம்
Office of the Commissioner of
Town and Country planning,
807, Anna Salai, Chennai – 600 002.

CIRCULAR


Sub: Building – Tamil Nadu Town and Country Planning State
Infrastructure and Amenities Fund Rules, 2008 – Published –
Communicated – Regarding.

Ref: Tamil Nadu Government Gazette Extra-ordinary, Part III –
Section 1(a) dated 8.2.2008 publishing the G.O.Ms.No.30,
H&UD (UD4.1) dated 7.2.2008.

A copy of the Tamil Nadu Government Gazette publication cited in the reference
notifying Tamil Nadu Town and Country Planning State Infrastructure and Amenities
Fund Rules, 2008 is communicated herewith for information and necessary action.

The letter shall be acknowledged by return of post.

Encl: As above.

for Commissioner of Town and Country Planning

To

1. All District Collectors except Chennai.
2. All the Regional Deputy Directors
3. Member Secretary of all Composite Local Planning Authorities and
   New Town Development Authorities.

Copy to:
All officers, Planning Assistants,
Supervisors of the head office and PC to Commissioner.
Part III—Section 1(a)

General Statutory Rules, Notifications, Orders, Regulations, etc., issued by Secretariat Departments.

NOTIFICATIONS BY GOVERNMENT

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

TAMIL NADU TOWN AND COUNTRY PLANNING STATE INFRASTRUCTURE AND AMENITIES FUND RULES, 2008.

[G.O. Ms. No. 30, Housing and Urban Development (UD4-1). 7th February 2008.]

No. SRO A-4(a)/2008.

In exercise of the powers conferred by sub-section (1) of Section 122 read with Section 63-C 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 Rules:

1. Short Title.—These Rules may be called the Tamil Nadu Town and Country Planning State Infrastructure and Amenities Fund Rules, 2008.

2. Definition.—In these rules, unless the context otherwise requires,—

(a) "Act" means the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972).

(b) "auditor" means the Chief Internal Auditor and Chief Auditor of Statutory Boards or his nominee.

(c) "committee" means the State Infrastructure and Amenities Promotion Committee constituted under rule 3.

(d) "infrastructure" means the sum of technical installations, and social institutions creating a basis for human activities. Specifically it is the physical equipment needed to provide services such as transport, power, water supply, sewerage, drainage, communications, and access.

(e) "local authority" means—

(i) Municipal Corporation established under any law for the time being in force; or

(ii) a Municipal Council or a Third Grade Municipality or a Town panchayat constituted under the Tamil Nadu District Municipalities Act, 1920 (Tamil Nadu Act V of 1920); or
(iii) a Panchayat Union Council or a Village Panchayat constituted Tamil Nadu Panchayats Act, 1994 (3 of 1994);

(f) "fund" means the State Infrastructure and Amenities Fund constituted under Section 63-C of the Act.

(2) The words and expression used in these Rules and not defined, but defined in the Act shall have the meaning respectively assigned to them in the Act.

3. Administration of the fund:—(i) The fund shall vest in and be need and administered by the State Infrastructure Amenities Promotion Committee, for the purposes of the Act, subject to the provisions of the Act and these Rules. The Committee shall consist of the following Officials:—

1. Secretary to Government, Housing and Urban Development Department - Chairman
2. Secretary to Government, Finance Department - Member
3. Secretary to Government, Planning and Development and Special Initiative Department - Member
4. Secretary to Government, Rural Development and Panchayat Raj Department - Member
5. Secretary to Government, Municipal Administration and Water Supply Department - Member
6. Vice-Chairman of the Chennai Metropolitan Development Authority - Member
7. Director of Town and Country Planning - Member Secretary.

(ii) The Committee shall meet as often as necessary and in any case, not less than once in three months in case of urgency, approval of the members may be obtained by circulation.

(iii) The Committee shall be entrusted with the selection of schemes, funding pattern and other related matters. It shall monitor implementation of the schemes and order release of funds as and when it deems necessary.

(iv) Implementing agencies shall present their project reports to the Committee and after approval by the Committee or the Government as the case may be funds may also be released directly to the implementing agency.

(v) Receipts: The amount realized through the levy and collection of Infrastructure and Amenities Charges outlined in Rule 4 and Rule 9 of the Tamil Nadu Town and Country Planning ( Levy of Infrastructure and Amenities Charges) Rules, 2008 shall be credited to the Government Account. The amount remitted as above shall be transferred to the Fund by the Government annually.

4. Audit:—(1) The accounts of the fund shall be audited once in a year by the Auditor.

(2) The Committee shall submit all the accounts of the fund to the Auditor within forty five days from the close of the financial year to which the accounts relate.

(3) The auditor may,—

(a) by issuing summons, in writing, require production of any books, deeds, contracts, account, vouchers, receipts or other documents, the perusal or examination of which he consider necessary;

(b) by issuing summons, in writing, require any person having the custody of control or any such documents or accountable for them to appear in person before him;

(c) require any person so appearing to make and sign a declaration with respect of such document or to answer any question or to prepare and furnish any statement relating thereto.

(4) The auditor shall,—

(a) report to the committee any material impropriety or irregularity, which he may observe, in the expenditure or the recoveries of monies, if any, due to the fund's accounts;

(b) advise the committee on the lines and forms in which the such various accounts of the fund shall be maintained, so as to avoid any such impropriety or irregularity, including other measures, as may be considered necessary.
(c) furnish to the committee, such information as it may require concerning the progress of audit;

(d) report to the committee any loss or wastage of monies caused by neglect or misconduct with the name of persons, directly or indirectly responsible for such loss or wastage;

(e) submit to the committee the final statement of the audit and a duplicate copy thereof to the Governor within a period of ninety days from the end of the financial year or within such other period as the Government may notify.

5. Placing of the report before the Committee.—The Member-Secretary of the committee shall place the audit report with his replies, thereto, before the committee and submit it to the Government through the auditor together with a copy of his replies and the resolution of the committee approving them within sixty days from the date of receipt of the audit report

6. Utilisation of the fund.—(1) Monies from the fund may be advanced by the Government as grants, on such terms and conditions as the Government may determine, to the planning authorities or the local authorities or the Government agencies or the parastatal organisations or such other organisations, as the case may be, for implementing the infrastructure and amenities projects, which may include:

(a) preparation of infrastructure investment plans;

(b) execution of the infrastructure investment plans in full or part;

(c) any purpose incidental to the preparation or execution of infrastructure investment plans.

(2) The fund shall be utilised for translating the proposals of the respective development plans prepared in accordance with the provisions of the Act, into specific action programmes.

(3) Projects to be funded from the fund shall comprise essential infrastructure schemes. The committee shall decide the scheme to be implemented.

(4) The Committee may sanction funds to the implementing agencies or planning authorities or the local authorities or the Government agencies through the planning authorities or the local authorities, as the case may be, upto five crore rupees per scheme on capital expenditure and upto twenty lakh rupees on other items. The committee shall approach the Government for sanction of proposals, beyond this limit. For sanction of funds exceeding the said limits, the committee shall obtain the previous approval of the Government.

(5) Expenditure for administration, establishment or contingency all put together shall not exceed 5% of the total corpus of the fund available at any given time.

7. Mode of control.—(a) The infrastructure and Amenities charges shall be transferred to the fund account.

(b) The fund account shall embody all financial transactions of receipts and payments. The fund account shall not deal with the credits and debits pertaining to other special schemes funded by the State or Central Government.

8. Registers to be maintained.—Maintenance of the following registers and records shall be under the overall control of the Member-Secretary of the Committee:

1. Cash Book
2. Cheque Book
3. Pass Book
4. Register of grant
5. Ledger for classification of receipts and charges
6. Annual account
7. Stock Register and
8. Tools and Plants register
9. Register of Staff

R. SELLAMUTHU,
Secretary to Government.
நடவடிக்கை

1971 ஆம் ஆண்டில் எழுதப்பட்ட ஏற்றிய புத்தகங்கள் மற்றும் செயல்பாடுகள் (கையோட்டம் தலை 35/1972) 122 ஆம் பதிப்பில் சின்னப்படுத்தப்பட்ட (1) உயிர்ப்பொழுதும் பாடல் செயல்பாடு 63-C பதிப்பில் பொறுத்து மனிதர்கள் அதிகாரர்கள் தொடர்க்கும்.

1. நடவடிக்கைக் கீழ் விளக்கம், கையோட்டம்(2008) ஆம் ஆண்டில் எழுதப்பட்ட ஏற்றிய புத்தகங்கள் மற்றும் செயல்பாடுகள் முதலில் விளக்கம் செய்யப்படும் அதிகார ஒன்றியங்கிகள்.

2. தமிழ்நாடு-சின்னப்படுத்தப்பட்ட உயிர்ப்பொழுதும் பாடல் செயல்பாடு (ஆ) “செயல்பாடு செயல்பாடு 1971 ஆம் ஆண்டில் எழுதப்பட்ட பொறுத்து மனிதர்கள் உயிர்ப்பொழுதும் பாடல்” (கையோட்டம் தலை 35/1972) செயல் தினந்தைகள்.

(ஆ) “செயல்பாடு” செயல்பாடு, கையோட்டம் அதிகாரர்கள் செயல்பாடு செயல்பாடு மனிதர்கள் அதிகார ஒன்றியங்கிகள் செயலாக நடவடிக்கை.

(ஆ) “தமிழ்நாடு” செயலாக நடவடிக்கை நடவடிக்கை அதிகாரர்கள் செயலாக நடவடிக்கை விளக்கமும் நம்பியளிக்க விளக்கமும்.

(ஆ) “செயல்பாடு” செயல்பாடு அதிகாரர்கள் செயல்பாடு மனிதர்கள் அதிகார ஒன்றியங்கிகள் செயலாக நடவடிக்கை விளக்கம் தினந்தைகள்.

3. முக்கியம்

(1) இசைய் செல்வு நடவடிக்கை நடவடிக்கை செயல்பாடு செயல்பாடு கையோட்டம் 63-C பதிப்பில் எழுதப்பட்ட மனிதர்கள் செயல்பாடு மனிதர்கள் செயலாக நடவடிக்கை விளக்கமும்.

(2) முக்கியம் செயலாக நடவடிக்கை செயல்பாடு அதிகாரர்கள் செயலாக நடவடிக்கை செயலாக நடவடிக்கை விளக்கமும்.

3. முக்கியம்

(1) இசைய் செல்வு நடவடிக்கை செயல்பாடு செயல்பாடு கையோட்டம் 63-C பதிப்பில் எழுதப்பட்ட மனிதர்கள் செயல்பாடு மனிதர்கள் செயலாக நடவடிக்கை விளக்கமும்.

1. மனிதர்களை, செயல்பாடு செயலாக நோக்கில் வேண்டி நடவடிக்கை
2. மனிதர்களை, இன்னும் வேண்டி நடவடிக்கை
3. மனிதர்களை, இன்னும் வேண்டிய வேண்டி நடவடிக்கை
4. மனிதர்களை, இன்னும் வேண்டிய வேண்டி நடவடிக்கை
5. மனிதர்களை, இன்னும் வேண்டிய வேண்டிய வேண்டி நடவடிக்கை
6. மனிதர்களை, இன்னும் வேண்டிய வேண்டிய வேண்டி நடவடிக்கை
7. மனிதர்களை, இன்னும் வேண்டிய வேண்டிய வேண்டிய வேண்டி நடவடிக்கை.
(v) வைத்திருத்தலத்தில் உள்ள கால்வாய்ப்புகள், குற்றங்கள் என்று அறிக்கையாளர், குழக்குள் அறிக்கையாளர் என்று எழுதியுள்ளனர். இது ஆண்டு செயல்பாட்டில் தொடங்கியிருக்கும் நூறு நாட்களுக்கு முதன்மையாக நடப்பட்டு வரும். நூறு நாட்களுக்கு முதல் குறிப்பிட்டியிருக்கும் பொருள் அறிக்கையாளர் என்று எழுதியுள்ளனர்.

(6) நூறு நாட்கள் சேர்ந்த ஆண்டுத் தொடர்புப் பொருள் உள்ளது. அனைத்து விளக்கங்களை நூறு நாட்களுக்கு முதல் குறிப்பிட்டு இறுதியாக அறிக்கையாளர் எழுதியுள்ளனர்.

(3) நூறு நாட்களுக்கு முன்பில் எடுக்கப்பட்ட பொருள் குறிப்பிட்டு வருமாறு எடுத்துக்காட்டுதல் உள்ளது. இது ஆண்டுக்காக நூறு நாட்களுக்கு மும்பில் எடுக்கப்பட்ட பொருள் குறிப்பிட்டு வருமாறு எடுத்துக்காட்டுதல் உள்ளது. இந்த நூறு நாட்களல்லை எடுக்கப்பட்ட பொருள் குறிப்பிட்டு வருமாறு எடுத்துக்காட்டுதல் உள்ளது. இந்த நூறு நாட்களல்லை எடுக்கப்பட்ட பொருள் குறிப்பிட்டு வருமாறு எடுத்துக்காட்டுதல் உள்ளது.

(4) நூறு நாட்களுக்கு முன்பில் எடுக்கப்பட்ட பொருள் குறிப்பிட்டு வருமாறு எடுத்துக்காட்டுதல் உள்ளது. இந்த நூறு நாட்களல்லை எடுக்கப்பட்ட பொருள் குறிப்பிட்டு வருமாறு எடுத்துக்காட்டுதல் உள்ளது. இந்த நூறு நாட்களல்லை எடுக்கப்பட்ட பொருள் குறிப்பிட்டு வருமாறு எடுத்துக்காட்டுதல் உள்ளது. இந்த நூறு நாட்களல்லை எடுக்கப்பட்ட பொருள் குறிப்பிட்டு வருமாறு எடுத்துக்காட்டுதல் உள்ளது. இந்த நூறு நாட்களல்லை எடுக்கப்பட்ட பொருள் குறிப்பிட்டு வருமாறு எடுத்துக்காட்டுதல் உள்ளது.
7. கட்டளை நூற்றாண்டு அரசாங்க வித்தைக்காட்சியின் செயல்நிலை இடைப்பட்டு தொடங்கப்பட்ட இலக்கக்குறிகளில் இல்லாத அச்சங்கிட்டியல்கள் எவ்வாறு நடைபெறுவதை எமன் கேள்வியிட்டேன். (அ) நூற்றாண்டின் வாழ்க்கை செயற்கையில் நூற்றாண்டு அரசின் அச்சங்கிட்டியலாளரின் விளக்கத்தை அவர்களுக்கு தெரியவும் தம் நூற்றாண்டு நடைபெறுவது இல்லை. எனவே நூற்றாண்ட் அரசத்தின் பெருமளவு என்பது பெருமளவு. எனவே அங்கத்தில் என்ன என்பது என்று என்னை தந்தேன். (6) கட்டளை நூற்றாண்டு அவர்களுக்கு என்று என்னை தந்தேன். (7) கட்டளை நூற்றாண்டு அவர்களுக்கு என்று என்னை தந்தேன்.
Urban Development – Infrastructure and Amenities Charges – Revised rates of charges and mode of payment – Orders – Issued.

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


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.

Read also:

5. From the President, Confederation of Real Estate Developers' Associations of India, Representation No.TTN/061/08-09, dated 31.07.2009.

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 Kuriachi 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.
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:

1) 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.

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

<table>
<thead>
<tr>
<th>S. No</th>
<th>Type of Building</th>
<th>Chennai Metropolitan Development Authority</th>
<th>Commissioner of Town and Country Planning</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Chennai Metropolitan Area</td>
<td>Chengalpattu Region</td>
</tr>
<tr>
<td>1.</td>
<td>Multi Storeyed Building</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>commercial or Information Technology or Industrial or Institutional or Combination of such activities</td>
<td>500</td>
<td>500</td>
</tr>
<tr>
<td>2.</td>
<td>Multi Storeyed Residential Building</td>
<td>250</td>
<td>250</td>
</tr>
<tr>
<td>3.</td>
<td>Other than Multi Storeyed Building</td>
<td>Commercial building, Information Technology building, Group Development and Special Building.</td>
<td>250</td>
</tr>
<tr>
<td>4.</td>
<td>Institutional building (not covered under S.No.1)</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>5.</td>
<td>Industrial building (not covered under S.No.1)</td>
<td>150</td>
<td>150</td>
</tr>
</tbody>
</table>

III) The Infrastructure and Amenities charges shall be paid in one lumpsum, before issue of Planning Permission.
iv) The above rates of Infrastructure 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.

To
The Additional Chief Secretary and Vice-Chairperson,
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.
Part III—Section 1(a)

General Statutory Rules, Notifications, Orders, Regulations, etc., issued by Secretariat Departments.

NOTIFICATIONS BY GOVERNMENT

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

TAMIL NADU TOWN AND COUNTRY PLANNING (LEVY OF INFRASTRUCTURE AND AMENITIES CHARGES) RULES, 2008

[G.O. Ms. No. 22, Housing and Urban Development (UD4-1), 25th January 2008]

No. SRO A-2(b)/2008.

In exercise of the powers conferred by clause (bb) of sub-section (2) of Section 122 read with Section 63-B 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 Rules:

RULES

1. Short title and commencement.—(1) These Rules may be called the Tamil Nadu Town and Country Planning (Levy of Infrastructure and Amenities Charges) Rules, 2008.

(2) It shall be deemed to have come into force on the 12th day of November 2007.

2. Definitions.—(1) In these Rules, unless the context otherwise requires,—

(a) “Act” means the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972);

(b) “Officer concerned of the planning authority or the local authority” means any person nominated by the planning authority or the local authority for the purpose of Section 63-B of the Act and Rule 7;

(c) “Group development” means accommodation for residential or commercial or industrial or institutional or combination of such activities, housed in two or more blocks of buildings in a particular site, irrespective of whether these structures are interconnected or not. Any interlink between these structures in terms of connecting corridors shall not be construed as making any two structures into one block. However, if these blocks are connected solidly by at least one-third of the width of any one block in the connecting side, then such blocks shall be construed as a single block;
(d) "infrastructure" means the sum of technical installations and social institutions creating a basis for human activities. Specifically it is the physical equipment needed to provide services such as transport, power, water supply, sewerage, drainage, communications and access;

(e) "local authority" means—

(i) a Municipal Corporation established under any law for the time being in force; or
(ii) a Municipal Council or a Third Grade Municipality or a Town Panchayat constituted under the Tamil Nadu District Municipalities Act, 1920 (Tamil Nadu Act V of 1920); or
(iii) a Panchayat Union Council or a Village Panchayat constituted under the Tamil Nadu Panchayats Act, 1994 (Tamil Nadu Act 21 of 1994);

(f) "multistoreyed building" means a building having more than 4 floors including the ground floor or if the ground floor is used for parking under stilts, then excluding the ground floor, whose height is 15 metres or more;

(g) "special building" means a building having more than two floors but not exceeding 4 floors inclusive of ground floor or a building with basement or flat floor and 4 floors or a residential building having more than 4 dwelling units or a building accommodating commercial or industrial or institutional or combination of such activities with a floor area exceeding 300 square metres.

(2) The words and expression used in these Rules and not defined, but defined in the Act shall have the meaning respectively assigned to them in the Act.

3. Assessment and Levy of Infrastructure and Amenities Charges.—Infrastructure and amenities charges shall be assessed and levied separately on the institution of use or change of use of land or building, or all development of any land or building.

4. Infrastructure and Amenities Charges.—The infrastructure and amenities charges shall be collected for new constructions, additions to existing constructions and change of use of existing buildings at the rates not exceeding the maximum rate and not less than the minimum rates indicated in the Table below, in case of different categories of buildings referred to in the Table:

<table>
<thead>
<tr>
<th>Sl.No.</th>
<th>Type of building</th>
<th>Minimum rates per square metre</th>
<th>Maximum rates per square metre</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1)</td>
<td>(2)</td>
<td>(3)</td>
<td>(4)</td>
</tr>
<tr>
<td>1.</td>
<td>Multistoreyed buildings accommodating residential or commercial or Information technology or industrial or institutional or combination of such activities</td>
<td>500</td>
<td>1,000</td>
</tr>
<tr>
<td>2.</td>
<td>Commercial building, Information Technology building, Group development and Special building (not covered under Sl. No. 1)</td>
<td>250</td>
<td>500</td>
</tr>
<tr>
<td>3.</td>
<td>Institutional building (not covered under Sl. No. 1)</td>
<td>100</td>
<td>200</td>
</tr>
<tr>
<td>4.</td>
<td>Industrial building (not covered under Sl. No. 1)</td>
<td>150</td>
<td>300</td>
</tr>
</tbody>
</table>

5. Fixation of rates of Charges.—(1) The Director of Town and Country Planning shall fix the rates of such charges in respect of all the areas, other than the Chennai Metropolitan Planning Area, for each of the above categories of buildings, which shall not be less than the minimum and not more than the maximum as prescribed in Rule 4, taking into account the various aspects of developments including infrastructural needs. He may fix different rates for different categories of buildings or for different areas.

(2) In respect of the Chennai Metropolitan Planning Area, the Vice Chairman, Chennai Metropolitan Development Authority shall fix the rates of such charges for each of the above categories of buildings which shall not be less than the minimum and not more than the maximum as prescribed in Rule 4, taking into account the various aspects of developments including infrastructural needs. He may fix different rates for different categories of buildings or for different areas.

6. Mode of application for permission.—Any person, other than any State Government or the Central Government or any local authority or the Tamil Nadu Slum Clearance Board, who intends to construct a multistorey building or a Commercial
FORM A
(See Rule 6)
Application for Assessment of Infrastructure and Amenities Charges

To

The Planning Authority or the Local Authority,

Sir,

I intend to develop commercial building / information technology building / institutional building / industrial building, include / change the use of the building as to commercial / information technology / institutional / industrial as per details furnished in the statement below for which permission is required under the Act. I hereby request that you will be pleased to assess the liability for the levy of Infrastructure and Amenities Charges and to determine the Infrastructure and Amenities Charges payable and communicate the same to me.

1. (a) Name of the owner / occupier of the building
   (b) Full address
   (c) Name of the applicant
   (d) Date of application for permission

   Description of the building for which infrastructure and basic amenities charge has to be assessed—
   (a) Door Number
   (b) Survey Number and sub-division number, if any
   (c) Name of the Street
   (d) Name of the Division or Ward
   (e) Village or Town

2. Building—
   (i) Plinth area of the building
   (ii) Present use—Residential / industrial / commercial / miscellaneous.
   (iii) Use proposed—Commercial / information technology / institutional / industrial
   (iv) Nature of the building—multistoreyed / non-multistoreyed

   Any other particulars supporting the application

Yours faithfully,

Signature of the applicant
building or a information technology building or a group development or a special building or an institutional building or an industrial building or a combination of two or more categories of these buildings, for which planning permission is required under the Act, shall apply to the planning authority or the local authority, as the case may be, in Form A, for an assessment of infrastructure and amenities charges payable in respect thereof, along with the application for planning permission.

7. Determination of Infrastructure and Amenities Charges.—The appropriate planning authority or the local authority, as the case may be, shall, on such application being made or if no such application is made, after serving a notice in writing on the person liable to such payment and after calling for a report in this behalf from the officer concerned of the planning in respect of a multistoried building or a commercial building or an information technology building or a group or a special building or an institutional building or an industrial building or a combination of two or more categories of these buildings, or change of use of any building to commercial or information technology or institutional use, issue a provisional notice of demand for the payment of Infrastructure and Amenities Charges, to the owner or occupier in Form B.

8. Final assessment of Infrastructure and Amenities Charges.—The planning authority or the local authority, as the case may be, after taking into consideration the objections, if any, filed by such person in respect of Infrastructure and Amenities Charges payable by such person shall issue a notice in writing of such assessment in Form C.

9. Payment of Infrastructure and Amenities Charges.—Such person on receipt of the final assessment order under Rule 8 shall be liable to pay to the Planning Authority or the Local Authority, as the case may be, Infrastructure and Amenities Charges assessed:

<table>
<thead>
<tr>
<th>Sl. No.</th>
<th>Number of Instalment</th>
<th>Quantum of Infrastructure and Amenities Charges to be collected</th>
<th>Period of payment</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1st Instalment</td>
<td>50 per cent of the charge</td>
<td>At the time of final decision on the application for grant of planning permission but before the issue of the Planning Permission.</td>
</tr>
<tr>
<td>2</td>
<td>2nd Instalment</td>
<td>25 per cent of the charge</td>
<td>Within the end of 6 months period from the date of issue of Planning Permission.</td>
</tr>
<tr>
<td>3</td>
<td>3rd Instalment</td>
<td>25 per cent of the charge</td>
<td>Within one year from the date of payment of second instalment or before the issue of completion certificate whichever is earlier.</td>
</tr>
</tbody>
</table>

10. Appeal.—Any person aggrieved by the final assessment order issued under Rule 8 may, within a period of thirty days from the date on which the order was received by him, appeal against such order to the Chennai Metropolitan Development Authority in cases relating to Chennai Metropolitan Planning Area or to the Director of Town and Country Planning in cases relating to planning areas other than the Chennai Metropolitan Planning Area:

Provided that the Chennai Metropolitan Development Authority or the Director of Town and Country Planning, as the case may be, may admit an appeal preferred after the expiry of the said period, if the Chennai Metropolitan Development Authority or the Director of Town and Country Planning, as the case may be, is satisfied that the appellant had sufficient reason for not preferring the appeal within the said period. However, no such appeal shall be entertained after a period of one hundred and eighty days from the date on which the order was received by him:

Provided further that no appeal shall be entertained under this Rule unless it is accompanied by satisfactory proof of the payment of the Infrastructure and Amenities Charges admitted by the appellant to be due or 50 per cent of the assessed amount whichever is higher.

R. SELLMUTHU,
Secretary to Government.
building or an information technology building or a group development or a special building or an institutional building or an industrial building or a combination of two or more categories of these buildings, for which planning permission is required under the Act, shall apply to the planning authority or the local authority, as the case may be, in Form A, for assessment of infrastructure and amenities charges payable in respect thereof, along with the application for planning permission.

7. Determination of Infrastructure and Amenities Charges.—The appropriate planning authority or the local authority, as the case may be, shall, on such application being made or if no such application is made, after serving a notice in writing on the person liable to such payment and after calling for a report in this behalf from the officer concerned of the planning in respect of a multistoreyed building or a commercial building or an information technology building or a group of categories of these buildings, or change of use of any building to commercial or information technology or institutional use, issue a provisional notice of demand for the payment of Infrastructure and Amenities Charges, to the owner or occupier in Form B.

8. Final assessment of Infrastructure and Amenities Charges.—The planning authority or the local authority, as the case may be, after taking into consideration the objections, if any, filed by such person in respect of Infrastructure and Amenities Charges payable by such person shall issue a notice in writing of such assessment in Form C.

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Provided that the Chennai Metropolitan Development Authority or the Director of Town and Country Planning, as the case may be, may admit an appeal preferred after the expiry of the said period, if the Chennai Metropolitan Development Authority or the Director of Town and Country Planning, as the case may be, is satisfied that the appellant had sufficient reason for not preferring the appeal within the said period. However, no such appeal shall be entertained after a period of one hundred and eighty days from the date of the order.

Provided further that no appeal shall be entertained under this Rule unless it is accompanied by satisfactory proof of the payment of the Infrastructure and Amenities Charges admitted by the appellant to be due or 50 per cent of the assessed amount whichever is higher.

R. SELLMUTHU,
Secretary to Government.
Urban Development – Creation of Tamil Nadu Town and Country Planning State Infrastructure and Amenities Fund – Orders issued.

HOUSING AND URBAN DEVELOPMENT (UP 4-1) DEPARTMENT


1. G.O. Ms. No.191, Housing and Urban Development Department, dated 01.06.2007.

2. G.O. Ms. No.198, Housing and Urban Development Department, dated 08.06.2007.


5. G.O. Ms. No.4, Housing and Urban Development Department, dated 04.01.2008.


8. G.O. Ms. No.34, Housing and Urban Development Department, dated 08.02.2008.


ORDER:-

In the Government Order first read above, the Government have issued orders on the collection of Infrastructure and Amenities charges at the rates indicated below in respect of different categories of buildings.

1. Commercial and IT Buildings: Rs.500/- per sq.m.
2. Multistoried Building: Rs.1000/- per sq.m.
3. Institutions: Rs.200/- per sq.m.
4. Industrial Use: Rs.300/- sq.m.

The charges collected shall be credited to the Infrastructure and Amenities Fund to be operated and maintained by the Director of Town and Country Planning, Chennai.
2. In the G.O. second read above Government have issued orders for opening of new Personal Deposit Account for collection and credit of the Infrastructure and Basic Amenities Charges under the following head of account.

"K Deposits and Advances (b) Deposits not bearing interest 8443.00 Civil Deposits – 106 Personal Deposits – AA Personal Deposits"

3. Further in the G.O. third and fifth read above, Government issued orders for modification of mode of payment on levying charges and directed that applicant can exercise his option of payment of entire amount at the issue of planning permission or in installments. In case of exercising of option of installments it can be paid in maximum of three installments. 50% of Infrastructure and Basic Amenities charges shall be collected in the first installment at the time of final decision on the application for grant of planning permission and the second installment of 25% shall be collected within the end of 6 months period from the date of issue of planning permission and the third and final installment shall be collected within one year from the date of payment of second installment or before the issue of completion certificate whichever is earlier.


6. Further in the G.O. eighth read above, directed that the applicants seeking planning permission must pay an initial payment at the rate of Rs.100 - per sq.m. as Infrastructure and amenities charges alongwith an indemnity bond towards the payment of balance of the charges before the issue of completion certificate as per the time schedule to be prescribed and also directed that the indemnity bond in vogue in the Chennai Metropolitan Development Authority be adopted.

7. In G.O. Ms. No.84 Housing and Urban Development Department, dated 08.04.2008 orders were issued for the cancellation of the order issued in G.O. Ms. No.34 Housing and Urban Development department dated 08.02.2008.

8. The fund shall be administered by the State Infrastructure and Amenities Promotion Committee constituted under Rule 3. The Committee shall consist of the following officials.

1. Secretary to Government, Housing and
Urban Development Department.

2. Secretary to Government, Finance Department.
   - Chairman
   - Member

3. Secretary to Government, Planning and Development and Special Initiatives Department.
   - Member

4. Secretary to Government, Rural Development and Panchayat Raj Department.
   - Member

5. Secretary to Government, Municipal Administration and Water Supply Department.
   - Member

6. Vice-Chairman of Chennai Metropolitan Development Authority.
   - Member

7. Director of Town and Country Planning.
   - Member
   Secretary

9. The fund shall be utilized in the following Manner:

   (i) As per rule six, monies from the fund may be advanced by the Government as grants, on such terms and conditions as the Government may determine to the planning authorities or the local authorities or the Government agencies or the parastatal organizations or such other organizations as the case may be, for implementing the Infrastructure and Amenities projects, which may include:

   a) Preparation of infrastructure investment plans.
   b) execution of the infrastructure investment plans in full or part,
   c) any purpose incidental to the preparation or execution of infrastructure investment plans.

   (ii) The fund shall be utilized for translating the proposals of the respective development plans prepared in accordance with the provisions of the Act, into specific action programmes.

   (iii) Projects to be funded from the fund, shall comprise essential infrastructure schemes. The Committee shall decide the scheme to be implemented.

   (iv) The Committee may sanction funds to the implementing agencies or planning authorities or the local authorities or the Government agencies through the Planning authorities or the Local authorities, as the case may be up to five crore rupees per scheme on capital expenditure and up to twenty lakh rupees on other items. The committee shall approach the Government for sanction
of proposals beyond this limit. For sanction of funds exceeding the said limits, the committee shall obtain the previous approval of the Government.

10. The procedure outlined below shall be adopted to account for the transactions relating to this fund.

(i) The amounts collected towards the State Infrastructure and Amenities Fund shall be credited to "0217 Urban Development -60 Urban Development Scheme - 800 Other Receipts, AH. Receipts under Infrastructure and Basic Amenities Charges. (DPC 0217-60-800-AH0003)"

(ii) The receipts in respect of Infrastructure and Basic Amenities charges will be transferred to the Public Account under which the fund has to be accounted (Which will have to be corrected with reference to actual receipts from time to time) as contribution to the fund debiting the head "2217-Urban Development-05 Other Urban Development Schemes -797 Transfer to Reserve Funds/Deposits Accounts - JA. Amount transferred to State Infrastructure and Amenities Fund-30 Inter Accounts Transfer (IFC 2217-05-797-JA-3001)" and crediting to the head of account relating to the funds under public account being the following:

1. Reserve Funds (a) Reserve Funds not bearing Interest-8229-00 Development and Welfare Funds-200 Other Development Welfare Fund - AZ- State Infrastructure and Amenities Fund. (DPC 8229-00-200-AZ-100, Receipts)"

The expenditure on sanction of fund to projects approved by Government shall be debited to "2217 Urban Development-05 Other Urban Development Schemes -800 Other Expenditure - @ - JP. Implementation of Infrastructure and basic Amenities in Urban and Rural areas-09 Grants in aid -03 Grants for specific schemes [DPC 2217-05-800-JP-0934]"

The expenditure so incurred shall be adjusted by deducting under following head of account: "2217. Urban Development -05-Other Urban Development Schemes 902-Dev - amount met from State Infrastructure and Amenities Fund. JB. Amount met from State Infrastructure & Amenities Fund 30-inter - Account Transfers (DPC 2217-05-902-JB 30 04)" by contra debiting from

12. Reserve Funds (b) Reserve Funds not bearing interest -8229-00 Development and Welfare Funds 200 - Other Development and Welfare Fund - AZ- State Infrastructure and amenities Funds — (DPC 8229-00-200-AZ-0005) (out go)"

11. The Commissioner of Town and Country Planning is the estimating, reconciling and controlling authority for the above new heads of account.

12. The Pay and Accounts Officers / Treasury Officers are requested to open the above new heads of account in accounts.
13. The Commissioner of Town and Country Planning is requested to furnish the particulars of the amount to be credited in the “State Infrastructure and Amenities Fund” and the Statement of Expenditure to be met from the fund viz. “State Infrastructure and Amenities Fund” at the closure of each financial year to the Accountant General (A&E), Chennai-18.

14. The adjustments required, that is to say, the one for the creation of the fund, and the other for indicating in the books the fact that the expenditure has been met from the fund will be made by the office of the Accountant General, Chennai based on the Government Orders issued.

15. This order issues with the concurrence of the Finance Department vide its U.O. No.19731/Finance (Housing)/09, dated 25.06.2009.

(By Order of the Governor)

Surjit K Chaudhary,
Principal Secretary to Government.

To:
The Member Secretary, Chennai Metropolitan Development Authority, Chennai-8.
The Law Department, Chennai-9.
The Finance (Bu-II) (Bu-I) (Hg) Department, Chennai-9.
The Chief Internal Auditor and Chief Auditor of Statutory Board, Chennai-2.
The Commissioner of Municipal Administration, Chennai-5.
The Rural Development and Personal Reforms Department, Chennai-9.
The Municipal Administration and Water Supply Department, Chennai-9.
The Secretary to Chief Minister, Chennai-9.

Copy to:
The Private Secretary to Principal Secretary to Government,
Housing and Urban Development Department, Chennai – 9.
The Senior Personal Assistant to Minister (Information), Chennai – 9.
All Sections in Housing and Urban Development Department, Chennai-9.
SF/SC.

Forwarded / By Order

[Signature]

Section Officer.
CIRCULAR


Ref.: 1) G.O. Ms. No.22, H&UD (UD4-1) Department,
2) G.O.Ms.No.161 H&UD (UD4-1) Department,
3) The Member Secretary, Thanjavur Local planning authority

With reference to the above the following guidelines are issued in collection of I&A charges.

1) The Infrastructure and Amenities Charges will not be refunded at any stage. Provisions are not made in the rules for refund of Infrastructure and Amenities Charges.

2) The rate of Infrastructure and Amenities Charges will be collected as per the G.Os. and circulars issued and are in force at that time.

3) The Infrastructure and Amenities Charges will be collected in one time of development and for any additional constructions over the existing development the charges will be levied only for the additional portion of development if there is no change in earlier approval.

4) If applicant gets approval for one type of development from this department after the payment of Infrastructure and Amenities Charges, but constructed another type of building and got approval later on from this department, the Infrastructure and Amenities Charges can be adjusted. But in any case, no refund of I&A charges will be allowed.

5) If any Infrastructure and Amenities Charges are pending from the applicant, and a new proposal received from the same applicant the new proposal will not be considered unless and until Infrastructure and Amenities Charges are remitted for the earlier case.

6) The receipt of this circular may be acknowledged.

(Sd/-) Pankaj Kumar Bangal.
Director of Town and Country Planning.

To
All Regional Deputy Directors.
All Member Secretaries.
Copy to:
Joint Director, Assistant Directors of Head office.
Account Officer & Assistant Account Officer.

/ Forwarded by Order /

Superintendent.
Office of the Director of Town and Country Planning,  
807, Anna Salai, Chennai -600 002  
www.tn.gov.in/dtcp  
e-mail id.dtcp@vsnl.net


Dated: 01.03.2011

Sub: Directorate of Town and Country Planning, Chennai-2- 
Building-Planning permission-Payment of Infrastructure 
and Amenities charges-exemption for Educational 
Institutional Buildings run by Charitable organisation- 
Relaxation of rules-Request- Regarding.

Ref: 1. M/s.Mata Amritanandamayi Math Coimbatore 
letter dated.15.10.10 and 09.11.2010. 
2. DTCP letter No.23235/10 Spl.Cell, dated.29.11.10. 
Housing and Urban Development Department 
dated.12.01.2011.

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With reference to the subject mentioned above, in the Government letter 3rd cited, 
regarding the request for exemption from payment of Infrastructure and Amenities 
Charges to the M/s. Mata Amritanandamayi Math Educational Institutional Building is 
rejected since there is no provision in the Act for such exemption to the educational 
Institution.

The above Government letter is communicated to all subordinate offices for 
information.

(Sd)/- Pankaj Kumar Bansal)  
Director of Town and Country Planning

Enclosure:  
To  
1. All Subordinate offices 
2. Joint Director/ Assistant Director/Accounts Officer/ 
   Assistant Accounts Officer-Head Office.

/forwarded by order/

Superintendent

Dated: 01.03.2011

Sub: Directorate of Town and Country Planning, Chennai-2
Building-Planning permission-Payment of Infrastructure and Amenities charges-exemption for Educational Institutional Buildings run by Charitable organisation-Approval regarding

2. DTCP letter No.23235/10 Spl.Cell, dated.29.11.10.

With reference to the subject mentioned above, in the Government letter 3rd cited, regarding the request for exemption from payment of Infrastructure and Amenities Charges to the M/s. Mata Amirtanandamayi Math Educational Institutional Building is rejected since there is no provision in the Act for such exemption to the educational Institution.

The above Government letter is communicated to all subordinate offices for information.

(Sd)/- Pankaj Kumar Bansal
Director of Town and Country Planning

Enclosure:

To
1. All Subordinate offices
2. Joint Director/ Assistant Director/Accounts Officer/ Assistant Accounts Officer-Head Office.

/forwarded by order/

Superintendent