



TAMIL NADU GOVERNMENT GAZETTE EXTRAORDINARY

PUBLISHED BY AUTHORITY

No.218]

CHENNAI, THURSDAY, JUNE 21, 2018
Aani 7, Vilambi, Thiruvalluvar Aandu-2049

Part III—Section 1(a)

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

NOTIFICATIONS BY GOVERNMENT

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

AMENDMENTS TO THE TAMIL NADU ASSESSMENT AND COLLECTION OF AMOUNT FOR EXEMPTION
OF BUILDINGS RULES, 2017.

[G.O. Ms. No. 82, Housing and Urban Development [UD4(3)], 21st June 2018,
ஆணி 7, விளம்பி, திருவள்ளுவர் ஆண்டு-2049.

No. SRO A-35(a-1)/2018.

In exercise of the powers conferred by clause (bb) of sub-section (2) of Section 122 read with Section 113-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 amendments to the Tamil Nadu Assessment and Collection of Amount for Exemption of Buildings Rules, 2017, namely:-

AMENDMENTS.

In the said Rules,-

(1) in rule 3,-

(a) in clause (ix),-

(i) in sub-clause (a), for the words "within twelve months", the words "within eighteen months" shall be substituted.;

(ii) for sub-clause (b), the following sub-clause shall be substituted, namely:-

"(b) The applicant shall assess the violation in the building, workout the applicable regularisation fees as prescribed in Annexure-II and submit the same online.";

(b) for clause (xvi), the following clause shall be substituted, namely:-

“(xvi) The Competent Authority shall scrutinise the applications submitted for exemption under Section 113-C of the Act, along with the structural stability certificate and other data related to site and building and the Competent Authority shall decide on the corrective measures, if any, and communicate the same to the applicant.”;

(2) for Annexure-II, the following Annexure shall be substituted, namely:-

“ANNEXURE-II.

(i) Rate of amount for exemption for Floor Space Index violation.

Sl. No.	Usage	Ordinary building	Special building	Multi-storied building
(1)	(2)	(3)	(4)	(5)
1	Residential	0.01 x the guideline value of equivalent land for the violated floor area.	0.10 x the guideline value of equivalent land for the violated floor area.	0.25 x the guideline value of equivalent land for the violated floor area.
2	Commercial	0.05 x the guideline value of equivalent land for the violated floor area.	1.00 x the guideline value of equivalent land for the violated floor area.	1.25 x the guideline value of equivalent land for the violated floor area.
3	Institutional and Industrial	0.03 x the guideline value of equivalent land for the violated floor area.	0.25 x the guideline value of equivalent land for the violated floor area.	0.50 x the guideline value of equivalent land for the violated floor area.

(ii) Single regularisation penalty instead of charging separate penalties each for Road width and Setback violations as suggested by the Justice Rajeswaran Committee shall be charged at following multiples of Infrastructure and Amenities Charges on the excess Floor Space Index over and above the normally permissible Floor Space Index.

Road width / Setback violations not amounting to FSI violation		
FSI achieved upto 1.5	FSI achieved between 1.5 and 3.0	FSI achieved above 3.0
100 %	200 %	300 %

AMENDMENT TO THE GUIDELINES FOR THE EXEMPTION OF BUILDINGS, 2017.

[G.O. Ms. No. 83, Housing and Urban Development [UD4(3)], 21st June 2018,

ஆணி 7, விளம்பி, திருவள்ளூர் ஆண்டு-2049.]

No. SRO A-35(a-2)/2018.

In exercise of the powers conferred by Section 113-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 amendment to the Guidelines for the Exemption of Buildings, 2017, namely:-

AMENDMENT.

In the said Guidelines, in guideline number 4, for the words “within twelve months”, the words “within eighteen months” shall be substituted.

S. KRISHNAN,
Principal Secretary to Government.