

Circular

Roc.No.14063/2020/Spl. cell

Dated:13.10.2020

Sub: Shelter charges - Director of Town and Country Planning, Chennai – Clarification to levy and collection of shelter charges - Regarding.

- Ref:
1. Deputy Director / Member Secretary / Mamallapuram Local Planning Authority / Chengalpattu, Letter Roc.No.2626/2020/MLPA (CR5), dated:19.09.2020.
 2. Tamil Nadu Combined Development & Building Rules 2019 issued in G.O.Ms.No.18, MAWS Department, dated:04.02.2019.
 3. The Tamil Nadu Town & Country Planning (levy of Shelter charges and State Shelter Fund) Rules 2020 issued in G.O.Ms.No.31, Housing and Urban Development Department, dated:31.01.2019 and published in Tamil Nadu Government Gazette No.38, Part-III, Section 1 (a), dated:31.01.2020.
 4. G.O.Ms.No.54, Housing and Urban Development Department, dated:12.03.2020.

The Member Secretary, Mamallapuram Local Planning Authority in his letter in the reference 1st cited, has requested to issue suitable clarifications in respect of levy and collection of shelter charges.

In this regard, the following clarifications are issued as circular

As per G.O.(Ms) No.31, H&UD (UD4(3)) Department, dated:31.01.2020 & G.O.(Ms) No.54, H&UD Department, dated:12.03.2020, Shelter charges is applicable for all the proposals with FSI area exceeding 3,000 Sq.m. and for additional construction to the existing buildings where the additional area exceeds 3,000Sq.m. at the prescribed revised rate (As per TNCDB & Rules 2019-Rule 34).

- For all PP cases for which DC to be issued after 31.01.2020, revised rates mentioned in the G.O. is only applicable.

Case - 1	:	For developments covered under approved plan, If additional construction proposed in a site is less than 3,000 sq.m, shelter fee is not collectable. Earlier Approved area: 7,500sq.m Proposed FSI Area: 2,500sq.m Shelter Fee does not arise
Case - 2	:	If additional construction alone is more than 3,000sq.m, Shelter fees is collectable as follows: Earlier Approved area: 7,500sq.m Proposed Additional FSI Area: 3,500sq.m Shelter Fee Collectable: 500sq.m
Case - 3	:	In the case of single block proposed, If the EWS / LIG dwelling units (not exceeding 40 sq.m. in the case of EWS; 60 sq.m. in the case of LIG) proposed constituted 10% of the total FSI area proposed, then the proposal does not attract collection of shelter fee.
Case - 4	:	In the case of Single Block / Group Development proposed, if the EWS / LIG dwelling units (not exceeding 40 sq.m in the case of EWS; 60 sq.m. in the case of LIG) either proposed in a single block or in a scattered manner in many blocks which constituted 10% of the total proposed FSI area, then the proposal does not attract collection of shelters fee, as well.
Case - 5	:	In case of LIG / EWS proposed is less than 10% of the total proposed FSI area, then the computation procedure to arrive at the shelter fee is stated below: Case - A: (single usage Development):- <u>Shelter charges</u> A. Proposed FSI Area Residential = 9,000 sq.m 100.00% B. Deduct 1 st 3000 sq.m (A-3000) 9,000.00 - 3,000.00 = 6,000 sq.m C. LIG Housing reserved: LIG Housing FSI Area = 360 sq.m 4.00% $\left\{ \frac{360}{9000} \times 100 \right\}$ D. Equivalent area for 4% 6,000 x (4/10) = 2,400 sq.m E. Shelter Charge collectable after deducting 4% 6,000 - 2,400 = 3,600 sq.m F. Shelter Charge - 1.1% of GLV for Residential - 3,600 x 1.1% of GLV

Case – B: (Mixed usage Development):-		
<u>Shelter charges</u>		
A. Proposed FSI Area		
(i) Commercial	7,500 sq.m	75%
(ii) Residential	2,500 sq.m	25%
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Total	10,000 sq.m	100%
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B. Deduct 1st 3000 sq.m (A-3000)		
10,000 - 3,000	=	7,000 sq.m
C. LIG Housing reserved:		
LIG Housing FSI Area	400 sq.m	4.00%
$\left\{ \frac{400}{10,000} \times 100 \right\}$		
D. Equivalent area for 4%		
7,000 x (4/10)	=	2,800 sq.m
E. Shelter Charge collectable after deducting 4%		
7,000 - 2,800	=	4,200 sq.m
F. Proportionate to		
(i) Commercial	3,150 sq.m	75%
(ii) Residential	1,050 sq.m	25%
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Total	4,200 sq.m	100%
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G. Shelter Charge 1.1% of GLV for Residential & 1.2% of GLV for Commercial		
(i) Commercial		
3,150.00 x 1.2% of GLV		
(ii) Residential		
1,050 x 1.1% of GLV		

It is instructed that all the subordinate offices are requested strictly to follow the above instructions in all the cases in future.

The receipt of this circular should be acknowledged.

(Sd/-) B.Murugesh
Director of Town and Country Planning (FAC)


To


All the District Town planning Joint Directors /
Deputy Directors / Assistant Directors.

Copy to:

All the Joint Directors, Deputy Directors,
Assistant Directors, Planning Assistants and
Supervisors of Head office.

/ forwarded / by order /


15/10/2020
Joint Director of Town and Country Planning


15/10/20