



**ABSTRACT**

Rural Development and Panchayat Raj Department – Rationalisation of the Building Plan Approval fees into a single head fee for various categories of Development – Fixation of charges - Orders - Issued.

**Rural Development and Panchayat Raj (PR-II (2) ) Department**

G.O.(Ms.) No.180

Dated: 05.12.2024

குளோதி வருடம், கார்த்திகை 20,  
திருவள்ளூர் ஆண்டு 2055.

Read:

1. G.O.(Ms)No.50, Rural Development and Panchayat Raj Department, dated 09.03.2024.
2. G.O. (Ms) No.119, Rural Development and Panchayat Raj (PR.2) Department, Dated: 16.07.2024.
3. G.O.(Ms)No.133, Housing and Urban Development Department dated 18.07.2024.
4. From the Rural Development and Panchayat Raj Department Letter No.4870/2024/PRI-2.2 dated 14.10.2024.

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**ORDER:-**

In the Government Order first read above, the Rural Development and Panchayat Raj Department has issued orders for providing online processing of Building Plan and Layout Approval applications. Accordingly, from 02.10.2023, all new applications for Building Plan and Layout Approval are made through online mode only.

2. In the Government Order second read above, orders have been issued for gradation of Village Panchayats and rationalisation of fee for Building Plan Approval under Self Certification Module in online Building Plan Approval in the Single Window Portal. Accordingly, the Government has approved the following rates of Building Plan Approval fees:

Category	Categorisation of VPs	No. of Village Panchayats	Rate per Sq.ft (in Rs.)
A	Peri Urban Village Panchayats in CMDA Limit	78	27
B	Peri Urban Village Panchayats in other Areas	612	25
C	Other Village Panchayats in CMDA Limit	44	22
D	Rest of the Village Panchayats	11,791	15

The above charges mentioned are exclusive of the construction workers welfare fund under the Tamil Nadu Manual Workers (Regulation of employment and conditions of work) Act, 1982 and the Tamil Nadu Manual Workers (Construction Workers) Welfare Scheme.

3. In the Government Order third read above, the Housing and Urban Development Department has introduced a Self-Certification based building plan process for Residential Buildings having plot area of less than 2500 Sq.ft and built up area of upto 3500 Sq.ft.

4. In the letter fourth read above, the Director of Rural Development and Panchayat Raj has sent a proposal stating that varying rates for Building Plan Approval & Layout Approval are being levied by the Village Panchayats at present. It is necessary to fix and standardize the fees for the Building Plan Approvals based on the rates adopted for Self Certification Scheme by the Rural Development and Panchayat Raj Department and various Urban Local Bodies of the Municipal Administration and Water Supply Department. Also, the fee heads are to be rationalized since the fee heads mentioned in the Tamil Nadu Panchayat Building Rules, 1999 do not have relevance in present context. The Director of Rural Development and Panchayat Raj has now proposed to rationalize the Building Plan Approval fees into a single head of fee for various categories of Development.

5. The Government, after careful examination, have decided to accept the proposal of the Director of Rural Development and Panchayat Raj and issue orders to rationalize the Building Plan Approval fees into a single head of fee for various categories of Development as mentioned below:

Table – (i)

**Building Plan Approval fees – Single head**

(Rate in Rs per Sq.ft)

Category of Building	Category A	Category B	Category C	Category D
<b>Residential Buildings:</b> (above 2500 Sq.ft plot area or above 3500 Sq.ft Built up area)	27	25	22	15
<b>Commercial Buildings:</b> (20% Additional Charge Over Residential)	32	30	26	18
<b>Industrial Buildings:</b> Hospitals, Institutional Buildings including Educational Buildings and all other Buildings including Hotels (60% Additional Charge over Residential)	43	40	35	24

The above rates are exclusive of the Construction Workers Welfare Fund. The above charges are proportionately fixed on similar lines to the Property Tax Surcharge levy as specified in the Schedule-I of the Tamil Nadu Panchayats Act, 1994. The Executive Authority of the Village Panchayat shall fix the rates for layout approval fees for approval based on the Village Panchayat Resolution with the range indicated as follows:.

Table (ii)  
**Layout Approval Fees**  
(Rate in Rs. Per Sq.ft)

Layout Type	Category A	Category B	Category C	Category D
Residential Layout	4 - 5	3 - 4	2 - 3	1 - 2

\*Per plot approval fees Rs.1,000/-

Layout Type	Category A	Category B	Category C	Category D
Industrial Layout	6.00 - 7.50	4.50 - 6.00	3.00 - 4.50	1.50 - 3.00

\*Per plot approval fees Rs.10,000/-

(BY ORDER OF THE GOVERNOR)

GAGANDEEP SINGH BEDI,  
ADDITIONAL CHIEF SECRETARY TO GOVERNMENT.

To

The Director of Rural Development and Panchayat Raj,  
Chennai-15.

All District Collectors (except Chennai) (thro' DRD&PR)

The Municipal Administration and Water Supply Dept., Chennai -9.

The Housing and Urban Development Department,  
Chennai -9.

The Labour Welfare and Skill Development Department,  
Chennai 9.

**Copy to:**

The Special P.A. to Hon'ble Minister (RD), Chennai -9.

The Senior Private Secretary to Additional Chief Secretary to Government,

Rural Development and Panchayat Raj Department, Chennai-9.

SF. / SC.

// Forwarded by Order //

  
SECTION OFFICER