

Office of the Director of  
Town and Country Planning,  
Koyambedu, Chennai-107.

Roc.No.9611/2023-TCP5

Dated: 25.4.2023.

**Circular**

Sub: Payment of OSR charges at 10% of the actual area of the site excluding roads and first 3000 sq.m.– Instructions issued by Government in the appeal petitions under section 79 of Tamil Nadu Town and Country Planning Act, 1971 – Communicated for adherence – Regarding.

Ref: From the Principal Secretary to Government, Housing and Urban Development Department, Secretariat, Chennai-9 letter No.4129225/UD-5(1)-2023-1, dated: 20.4.2023.

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A copy of the Government letter cited above is enclosed.

In the Government letter cited above, it has been stated that earlier the Government disposed an appeal of Tmt.Jothimalar Kuppusamy with a direction to the appellant to pay OSR charges equivalent to 10 percent of the land area and not for rounded off figures.

Further, when Tmt.V.Nirmala preferred an appeal to Government with the same issue in a site located in Thanjavur district, the Government disposed the appeal with a direction to Director of Town and Country Planning to raise the demand in respect of OSR charges by calculating the OSR charges for the actual area arising at the rate of 10% of the area after excluding the roads and first 3000 sq.m. as per the valuation of the Registration Department and not for the rounded off figures to 100 sq.m.

In the Government letter cited above, it has been further stated that the above direction should be followed by the Director of Town and Country Planning for similarly placed cases.

Hence, the instructions of the Government as given above are reiterated as follows for strict adherence of the district officers while granting permission for the development proposals:

In case of site extent between 3000 sq.m. and 10,000 sq.m. to raise the demand in respect of OSR charges by calculating the OSR charges for the actual area arising at the rate of

10% of the area after excluding the roads and first 3000 sq.m. as per the valuation of the Registration Department and not for the rounded off figures to 100 sq.m.

Receipt of this circular should be acknowledged by return of post.

Encl.: A copy of the reference cited above.

(sd./-) B.Ganesan,  
Director of Town and Country Planning

To  
All the district officers

Copy to:  
Joint Directors, Deputy Directors and Assistant Directors,  
Planning Assistants and Supervisors,  
Accounts Officer.

Copy submitted to:  
Principal Secretary to Government,  
Housing and Urban Development Department,  
Secretariat, Chennai-9.

/forwarded/by order/

  
Joint Director 25/4/23