



ABSTRACT

Police - Buildings - Charging of stamp duty on the cost of plot/ proportionate land share as fixed by the Tamil Nadu Police Housing corporation at the time of allotment of the plots/ houses/ flats including development charges to the Tamil Nadu Uniformed service personnel - Orders - Issued.

Home (Police X) Department

G.O.(Ms.) No.531

திருவள்ளூர் ஆண்டு 2050
புரட்டாசி மாதம் 23-ம் நாள்
Dated 10.10.2019

Read :

1. G.O.(Ms.)No.57, Housing and Urban Development (UD.4(2) Department, dated 01.02.2001.
2. G.O.(Ms.)No.231, Housing and Urban Development Department, dated 27.3.2001.
3. From the Chairman and Managing Director, Tamil Nadu Police Housing Corporation Limited letter No.B3/4957/OYH-MKR/2004, dated 18.08.2017.
4. From the Director General of Police, Chennai, letter Rc.No.214821/Bldgs-I(2)/ 2015, dated 22.09.2017.

ORDER:-

In the letter third read above, the Chairman and Managing Director, Tamil Nadu Police Housing Corporation Limited has stated that as per the announcement made by the Hon'ble Chief Minister on 3rd May 2012 on the floor of Assembly, the Government have ordered for construction of houses under "Own Your Houses" scheme for the uniformed service personnel in all the District headquarters upto the rank of Deputy Superintendent of Police in Police, Fire and Rescue and Prison Departments.

2. The Chairman and Managing Director, Tamil Nadu Police Housing Corporation Limited has further stated that, the stamp duty and registration charges now calculated from the allottees of Tamil Nadu Police Housing Corporation are more, when compared to the allottees of the Tamil Nadu Housing Board. The Tamil Nadu Housing Board is constructing and selling houses to State Government employees, public and other employees and in the Government orders first and second read above stamp duty concession was granted to the allottees of the Tamil Nadu Housing Board (i.e) the stamp duty and registration charges are calculated only for the Undivided Share of the plot / land only. But in the case of allottees of Tamil Nadu Police Housing Corporation Limited the rates are calculated for the Undivided Share of the land plus building value. Hence the purchasing of flats from the Tamil Nadu Housing Board is more beneficial.

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GM
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3. The Chairman and Managing Director, Tamil Nadu Police Housing Corporation Limited has therefore requested that the same provisions may also be extended to the uniformed service personnel who purchase houses / flats from Tamil Nadu Police Housing Corporation Limited for all the schemes implemented by Tamil Nadu Police Housing Corporation Limited all over the State.

4. The Government after careful examination have decided to accept the request of the Chairman and Managing Director, Tamil Nadu Police Housing Corporation Limited and to grant concession in Stamp duty to the uniformed service personnel. Accordingly the Government order that the stamp duty will be charged on the cost of plot / proportionate land share as fixed by the Tamil Nadu Police Housing corporation at the time of allotment of the plots / houses/ flats including development charges to the Tamil Nadu Uniformed service personnel who purchase house / flats from Tamil Nadu Police Housing Corporation Limited for all the schemes implemented by Tamil Nadu Police Housing Corporation Limited all over the state.

5. There shall be no refund of Stamp duty and registration fee in respect of document already registered.

6. The Commercial Tax and Registration Department will take necessary action for publishing the above said orders in the Tamil Nadu Government Gazette.

7. This order issues with the concurrence of Finance Department vide its U.O.No.50628/Home-I/2019, dated 10.10.2019 and the Commercial Tax and Registration Department vide its U.O.No.5048/J1/2018, dated 10.10.2019.

(BY ORDER OF THE GOVERNOR)

NIRANJAN MARDI
ADDITIONAL CHIEF SECRETARY TO GOVERNMENT

To
The Director General of Police, Tamil Nadu, Chennai-4.
The Chairman and Managing Director,
Tamil Nadu Police Housing Corporation Limited, Chennai-10.
The Inspector General of Registration,
Santhome High Road, Chennai-28,
The Commercial Tax and Registration Department, Chennai-9.
The Finance Department, Chennai-9.

Copy to:

The Office of the Hon'ble Chief Minister, Chennai-9.
The Private Secretary to Additional Chief Secretary to Government,
Home, Prohibition and Excise Department, Chennai-9.
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// FORWARDED / BY ORDER //

S. H. C. S. 10/10/19
SECTION OFFICER

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