

Schedule No. 5A

Fees and Charges for Grant of a Development Permission / Revised Development Permission / Revalidation of Development Permission

(Refer Rule No. 4.10.2, 4.11.2, 4.12.2, 4.13.2, 4.14.2, 4.15.2, 5.3, 5.4.1, 6.6.2)

A person applying for a Development Permission / Revised Development Permission / Revalidation of Permission shall have to pay the following Fees and Charges along with the application to the Competent Authority at the following rates:

A Fees:

1 Scrutiny Fees for Buildings:

The fees shall be paid for both – Direct Development Permission and Development Permission. The scrutiny fees shall be levied at the time of making an application for Development Permission.

Table No. S5A – 1: Scrutiny Fees for Building

No	Type of Use	Rate per sq m of Built-Up Area (Subject to minimum fees of Rs. 1000/-)	
		Building upto 15m height	Building more than 15m height
1	Residential	Rs. 5.00	Rs. 10.00
2	Commercial	Rs. 8.00	Rs. 13.00
3	Residential Cum Commercial	Rs. 6.00	Rs. 11.00
4	Industrial	Rs. 7.00	Rs. 12.00
5	Public Offices, Utilities	Rs. 4.00	Rs. 9.00
6	Others	Rs. 5.00	Rs. 10.00

(*others: includes Health, Education, etc. and other than the above-mentioned type of land use)

- In case of a revised development permission, these shall be paid again.
- In case of revalidation of lapsed / suspended development permission, these shall not be paid again, only a revalidation fee will be paid which will be 25% of the Scrutiny Fee already paid.
- In case of cancellation of development permission, these shall be forfeited.

2 Fees for Subdivision / Amalgamation / Layout of Land

A One-time payment shall be made for approval of subdivision / amalgamation / layout of land. It shall be valid for a period of 5 years.

Table No. S5A – 2: Fees for Subdivision / Amalgamation / Layout of Building Unit / Plot

No	Type of land Use	Rate per sq m of land (Subject to minimum fees of Rs. 1000/-)	
		Amalgamation	Subdivision / Layout of Building Unit / Plot
1	Residential	Rs. 3.00	Rs. 6.00
2	Commercial	Rs. 4.00	Rs. 8.00
3	Residential Cum Commercial	Rs. 3.50	Rs. 7.00
4	Industrial	Rs. 5.00	Rs. 10.00
5	Public Offices, Utilities	Rs. 3.00	Rs. 6.00
6	Others	Rs. 4.00	Rs. 8.00

(*others: includes Health, Education, etc. and other than the above-mentioned type of land use)

- In case of a revised development permission, these shall be paid again.
- In case of revalidation of lapsed / suspended development permission, these shall not be paid again, only a revalidation fee will be paid which will be 25% of the Scrutiny Fee already paid.
- In case of cancellation of development permission, it shall be forfeited.

3 Fees for Mining, Quarrying and Brick Kiln Operations

Mining, quarrying and brick kiln with or without chimney and processing of lime, sagol etc. without construction- Rs.1,00,000 per 0.1 hectare or part thereof.

- In case of a revised development permission, these shall be paid again.
- In case of revalidation of lapsed / suspended development permission, these shall not be paid again, only a revalidation fee will be paid which will be 25% of the Scrutiny Fee already paid.
- In case of cancellation of development permission, it shall be forfeited.

B Charges

1 Charges for Change in Land Use:

Charges for change in land use shall be paid every time there is a change of use of land.

Table No. S5A – 3: Charges for Change of Land Use

No	Type of land Use	Rate per sq m of land (Subject to minimum fees of Rs. 1000/-)
1	Residential	Rs. 25.00
2	Commercial	Rs. 40.00
3	Residential Cum Commercial	Rs. 40.00
4	Industrial	Rs. 50.00
5	Public Offices, Utilities	Rs. 10.00
6	Others	Rs. 40.00

(*others: includes Health, Education, etc. and other than the above-mentioned type of land use)

2 Development Charges for Infrastructure:

- The Development Charges for infrastructure shall be paid for both – Direct Development Permission and Development Permission.
- The development charges for infrastructure shall be levied at the time of making an application for Development Permission.

Table No. S5A – 4: Development Charges for Buildings

No	Type of land Use	Rate per sq m of Built up (Subject to minimum fees of Rs. 1000/-)
1	Residential	Rs. 50.00
2	Commercial	Rs. 80.00
3	Residential Cum Commercial	Rs. 80.00
4	Industrial	Rs. 100.00
5	Public Offices, Utilities	Rs. 20.00
6	Others	Rs. 80.00

(*others: includes Health, Education, etc. and other than the above-mentioned type of land use)

- In case of a revision of development permission, the differential shall be paid.
- In case of revalidation of lapsed / suspended development permission, these shall not be paid again.
- In case of cancellation of development permission, it shall be forfeited.

3 Stacking Charges

Stacking Charges shall be levied during grant of commencement certificate and charges will be taken per week.

Table No. S5A – 5: Charges for Stacking Building Material on Public Roads

No	Type of land Use	Rate per sq m of Building Unit (Subject to minimum fees of Rs. 1000/-)
1	Residential	Rs. 4.00
2	Commercial	Rs. 8.00
3	Residential Cum Commercial	Rs. 6.00
4	Industrial	Rs. 10.00
5	Public Offices, Utilities	Exempted
6	Others	Rs. 4.00

(*others: includes Health, Education, etc. and other than the above-mentioned type of land use)

4 Tree Plantation

A person applying for permission to carry out any development shall have to pay tree plantation deposit (Rs. 500 / tree required to be planted) along with his application to the Competent Authority. This deposit shall be refundable after the period of five years with the condition that trees planted on the site shall be grown up and maintained properly, otherwise the deposit shall be forfeited.

C Other Charges/Fees

Other Charges / Fees shall be levied under the provisions of other Act and or instructed by Government.

Note: All Charges and Fees may be revised by MS PDA from time to time.