

Schedule 3: Scrutiny Fees and other charges for the Grant of a Development Permission/ Revised Development Permission

(Refer Regulation No. 2.7.1, 4.1.2, 4.2.2)

A person applying for a Development Permission shall have to pay scrutiny fees and other charges along with the application to the _____Competent Authority at the following rates:

(A) Scrutiny fee

1. For Buildings (For categories D1 to D6 only)

- a. For Residential Buildings with height up to 25mts - Rs. 10.00 per sq.mt of built area of all floors for the intended development or part thereof subject to minimum scrutiny fee Rs.1000
- b. For Residential Buildings with height more than 25mts and Non-Residential Building - Rs. 15.00 per sq.mt of built area of all floors for the intended development or part thereof subject to minimum scrutiny fee Rs. 1000

For Buildings (For category D7 (A), D7 (B) and D8)

- a. For Residential Buildings with Rs. 5.00 per sq.mt of built area of all floors for the intended development or part thereof subject to minimum scrutiny fee Rs.500.
- b. For Residential Buildings with height more than 25mts and Non-Residential Building - Rs. 10.00 per sq.mt of built area of all floors for the intended development or part thereof subject to minimum scrutiny fee Rs. 750.

2. Sub-Division And Amalgamation Of Land

- a. Rs. 3.00 per sq.mt for D1 to D6 category and in case of D7 (A), D7 (B), D8 and D9 category Rs.2.0 per sq.mt of Building-unit/plot area for subdivision and amalgamation of all types of development, subject to minimum scrutiny fee Rs. 1000
- b. Rs. 2.00 per sq.mt of Building-unit/plot area for subdivision and amalgamation for agricultural use

3. Public Charitable Trust:

50% of the scrutiny fee will be levied as mentioned above in category 1 and 2 for the respective uses and type of Building-units if the intended development is for hospitals, dispensaries, schools or colleges or a place of worship, dharamshala, hostels etc. constructed by a public charitable trust registered under Public Charitable Trust Act, 1950 or for any other purpose which the Authority may specify by a general or special order.

4. 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.1000.00 per 0.1 hectare or part thereof

(B) Service and Amenities Fees

Service and amenities fees shall be levied as under for any development in Non-TP Scheme Area excluding agricultural zone and gamtal. These service and amenities fees shall be adjusted against the net amount to be paid by the owner in the town planning scheme.

1. Amenities fee for different categories of development area per sq. mt. of total built up area for proposed development .

Sr.No	Category of Development Area	Amenities Fee (in Rs. per sq. mt.)
1	D1, D2	300
2	D4	150
3	D3, D5, D6,D7 (A)	100
4	D7 (B), D8	50
5	D9	50

2. 50% of above fees shall be levied on total built up area for proposed development of educational institutions, charitable trusts, government and semi government building.

5. Other Charges/Fees

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

In case of any application made on Investor Facilitation Portal, irrespective of any Scrutiny fee paid at the time of making an application, the competent authority shall without examining the quantum of fee shall process the application and arrive at an opinion and thereafter, it shall before communicating the decision ask the applicant to make the remaining payment, if any.

Note: Fees may be revised by Competent Authority from time to time.