



| Occupancy | Sub-Occupancy | A) Scrutiny Fees | | B) Permit Fees | | | | | |
|-----------|--|---|----------------------------|---|---|--|--------------------------|------------------|-------------------------|
| | | Fee for development of land (Not Applicable for Low Risk Category) | Fee for building operation | Sanction fees | Construction worker welfare Cess (CWWC) | Shelter fees | Temporary retention fees | Security Deposit | Purchasable FAR |
| | Plotted Detached/Individual Residential building | | | Rs.15/- per square meter of BUA | | Applicable if Project has more than 8 Dwelling Units | Rs 2000/- | N/A | Applicable for projects |
| | Semi-detached | | | For plot size exceeding 2000 sqm up to 4 acres Min 10 % | | Rs 100/- per square meter of built-up area if projects are not required to be registered under | | | |
| | Row housing | | | | | N/A | | | |
| | Apartment Building | | | | | | | | |
| | Housing Project | | | | | | | | |
| | work-cum-residential | | | | | | | | |
| | Studio Apartments | | | | | | | | |
| | Dharamshala | | | | | | | | |
| | Dormitory | | | | | | | | |
| | EWS | | | | | | | | |
| | Low Income Housing | | | | | N/A | | | |



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| Residential | Medium Income Housing | Rs.5.00 per square meter of Plot Area | <p>(a) Up to 100 square meters of Built up area Rs. 250.00</p> <p>(b) Above 100 square meters of Built up area Rs. 15.00 per square meter of BUA above 100 sqm</p> <p>(c) Above 300 square meters of Built up area Rs. 10.00 per square meter of BUA above 300 sqm</p> | Rs.50/- per square meter of BUA | | <p>Applicable if Project has more than 8 Dwelling Units</p> <p>For plot size exceeding 2000 sqm up to 4 acres Min 10 % of BUA should be reserved for EWS.</p> <p>A) If the developer has not provided the EWS units within site and B) He has not provided the EWS units within 5 Km from Site He has to Pay Shelter Fee</p> <p>Shelter Fee = 25% of the cost of the construction @ Rs 1750 per sq. feet of Built up area of EWS Units</p> | | Rs 100/- per square meter of built-up area if projects are not required to be registered under RERA Act, 2016 | <p>which have FAR beyond the Base value and up to the Permissible Maximum value.</p> <p>CALCULATION</p> <ul style="list-style-type: none"> •Per acre Benchmark Value of land = X (from plan info) •BMV per Sqm = $X/4046.85$ •Purchasable FAR Rate = $(X/4046.85) \times 25\%$ •Purchasable FAR Fee = $[(X/4046.85) \times 25\%] \times \text{difference in BUA in Base FAR \& Permissible Max FAR}$ |



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| | Hostel | | | | | N/A | | N/A | |
| | Shelter House | | | | | | | | |
| | Staff Quarter | | | | | | | Rs 100/- per square meter of built-up area if projects are not required to be registered under RERA Act, 2016 | |
| Commercial | Hotel | Rs.5.00 per square meter of Plot Area | (a) Up to 20 square meters of Built up area Rs. 500.00 (b) Above 20 and up to 50 square meters of Built up area Rs. 50.00 per square meter of BUA over 20 sqm (c) Above 50 square meters of Built up area Rs. 20.00 per | Rs.60/- per square meter of BUA | | N/A | | For Projects having 200 square meters built-up area or more Rs 100/- per square meter of built-up area if projects are not required to be registered under RERA Act, 2016 | |
| | 5 Star Hotel | | | | | | | | |
| | Motels | | | | | | | | |
| | Services for households | | | | | | | | |
| | Shop Cum Residential | | | | | | | | |
| | Bank | | | | | | | | |
| | Resorts | | | | | | | | |
| | lagoons and lagoon resort | | | | | | | | |
| | Amusement Building/Park and water sports | | | | | | | | |
| | financial services and stock exchanges | | | | | | | | |
| | Cold Storage and Ice Factory | | | | | | | | |
| | Commercial and Business Offices/Complex | | | | | | | | |
| | Convenience and Neighborhood Shopping | | | | | | | | |
| | Professional offices | | | | | | | | |
| | Departmental store | | | | | | | | |
| | Gas Godown | | | | | | | | |
| | Godowns | | | | | | | | |
| | Good Storage | | | | | | | | |
| | Guest Houses | | | | | | | | |
| | Holiday Resort | | | | | | | | |
| | Boarding and lodging houses | | | | | | | | |
| | Petrol Pump (Only Filling Station) | | | | | | | | |
| | Petrol Pump (Filling Station and Service station) | | | | | | | | |
| | CNG Mother Station | | | | | | | | |
| | Restaurant | | | | | | | | |
| | local(retail) shopping | | | | | | | | |



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| | Shopping Center | | square meter of BUA over 50 sqm | | (a) Cost of Construction Less than Rupees 10 Lakhs N/A | | | | |
| | Shopping Mall | | | | | | | | |
| | Showroom | | | | | | | | |
| | Wholesale Storage (Perishable) | | | | | | | | |
| | Wholesale Storage (Non Perishable) | | | | | | | | |
| | Storage/ Hangers/ Terminal Depot | | | | | | | | |
| | Supermarkets | | | | | | | | |
| | Ware House | | | | | | | | |
| | Wholesale Market | | | | | | | | |
| | media centres | | | | | | | | |
| | food courts | | | | | | | | |
| | Weigh bridges | | | | | | | | |
| | Mercantile | | | | | | | | |
| | Auditorium | | (a) Up to 20 square meters of Built up area Rs. 500.00 | Rs.30/- per square meter of BUA | (b) Cost of Construction More than Rupees 10 Lakhs Rs. 17.50 per square ft of Built Up Area Note - Cost of Construction = BUA x 1750 per sq. feet | | | | |
| | Banquet Hall | | (b) Above 20 and up to 50 square meters of Built up area Rs.5.00 per square meter of Built up area | | | | | | |
| | Cinema | | (a) Up to 20 square meters of Built up area Rs. 500.00 | | | | | | |
| | Club | | (b) Above 20 and up to 50 square meters of Built up area Rs. 50.00 per square meter of Built up area | | | | | | |
| | music pavilions | | (a) Up to 20 square meters of Built up area Rs. 500.00 | | | | | | |
| | Community Hall | | (b) Above 20 and up to 50 square meters of Built up area Rs. 50.00 per square meter of Built up area | | | | | | |
| | Orphanage | | (a) Up to 20 square meters of Built up area Rs. 500.00 | | | | | | |
| | Old Age Home | | (b) Above 20 and up to 50 square meters of Built up area Rs. 50.00 per square meter of Built up area | | | | | | |
| | Science Centre/Museum | | (a) Up to 20 square meters of Built up area Rs. 500.00 | | | | | | |
| | Conference Hall | | (b) Above 20 and up to 50 square meters of Built up area Rs. 50.00 per square meter of Built up area | | | | | | |
| | Convention Hall | | (a) Up to 20 square meters of Built up area Rs. 500.00 | | | | | | |
| | sculpture complex | | (b) Above 20 and up to 50 square meters of Built up area Rs. 50.00 per square meter of Built up area | | | | | | |
| | Cultural Complex | | (a) Up to 20 square meters of Built up area Rs. 500.00 | | | | | | |
| | Exhibition Center | | (b) Above 20 and up to 50 square meters of Built up area Rs. 50.00 per square meter of Built up area | | | | | | |
| | Gymnasia | | (a) Up to 20 square meters of Built up area Rs. 500.00 | | | | | | |
| | Marriage Hall/Kalyan Mandap | | (b) Above 20 and up to 50 square meters of Built up area Rs. 50.00 per square meter of Built up area | | | | | | |
| | Multiplex | | (a) Up to 20 square meters of Built up area Rs. 500.00 | | | | | | |
| | Museum | | (b) Above 20 and up to 50 square meters of Built up area Rs. 50.00 per square meter of Built up area | | | | | | |
| | Place of worship | | (a) Up to 20 square meters of Built up area Rs. 500.00 | | | | | | |
| | Public Libraries | | (b) Above 20 and up to 50 square meters of Built up area Rs. 50.00 per square meter of Built up area | | | | | | |
| | Recreation Bldg. | | (a) Up to 20 square meters of Built up area Rs. 500.00 | | | | | | |
| | Sports Complex | | (b) Above 20 and up to 50 square meters of Built up area Rs. 50.00 per square meter of Built up area | | | | | | |
| | Stadium | | (a) Up to 20 square meters of Built up area Rs. 500.00 | | | | | | |



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| Public-Semi Public/Institutional | Theatre | Rs.5.00 per square meter of Plot Area | Built up area | | | N/A | | more Rs 100/- per square meter of built-up area if projects are not required to be registered under RERA Act, 2016 | |
| | Administrative Buildings | | Rs.5.00 per square meter of Built up area | Rs.10/- per square meter of BUA | | | | | |
| | Government offices | | | Rs.30/- per square meter of BUA | | | | | |
| | Local and semi Government offices | | | | | | | | |
| | Police/Army/Barack | | | | | | | | |
| | Social and welfare centres | | | | | | | | |
| | Clinic | | | | | | | | |
| | Dispensary | | | | | | | | |
| | Yoga Center | | | | | | | | |
| | Diagnostic Centre | | | | | | | | |
| | Govt-Semi Govt. Hospital | | | | | | | | |
| | Registered Trust | | | | | | | | |
| | Health centre | | | | | | | | |
| | Hospital | | | | | | | | |
| | Lab | | | | | | | | |
| | Maternity Home | | | | | | | | |
| | Medical Building | | | | | | | | |
| | Nursing Home | | | | | | | | |
| | Polyclinic | | | | | | | | |
| | Rehabilitation Center | | | | | | | | |
| | Veterinary Hospital for pet animals and birds | | | | | | | | |
| | Research and Training Institute | | | | | | | | |
| Police Station | Rs.10/- per square meter of BUA | | | | | | | | |
| Fire Station | | | | | | | | | |
| Jail/Prison | | | | | | | | | |
| Post Office | | | | | | | | | |
| Public Utility | Bill Collection Center | Rs.5.00 per square meter of Plot Area | Rs.5.00 per square meter of Built up area | Rs.10/- per square meter of BUA | | N/A | | N/A | |
| | Broadcasting-Transmission Centre | | | | | | | | |
| | Burial and cremation grounds | | | | | | | | |
| | Public Distribution System Shop | | | | | | | | |
| | Public Toilets in Public Area | | | | | | | | |
| | Public Utility Bldg. | | | | | | | | |
| | Sub-Station | | | | | | | | |
| | Telecommunication | | | | | | | | |
| | water pumping stations | | | | | | | | |
| | service and storage yards | | | | | | | | |



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| | electrical distribution depots | | | | | | | | |
| Industrial Zone | Industrial Buildings (Factories, Workshops, etc.) | Rs.5.00 per square meter of Plot Area | (a) Up to 100 square meters of Built up area Rs. 1500.00 | Rs.60/- per square meter of BUA | | N/A | | N/A | |
| | Non Polluting Industrial | | (b) Above 100 and up to 300 square meters of Built up area | | | | | | |
| | IT, ITES Buildings | | | | | | | | |
| | SEZ Industrial | | | | | | | | |
| | Loading/Unloading Spaces | | | | | | | | |
| | Flatted Factory | | | | | | | | |
| | small factories and etc. falls in industrial | | | | | | | | |
| Education | Coaching Centre | Rs.5.00 per square meter of Plot Area | Rs.5.00 per square meter of Built up area | Rs.30/- per square meter of BUA | | N/A | For Projects having 200 square meters built-up area or more Rs 100/- per square meter of built-up area if projects are not required to be registered under RERA Act, 2016 | | |
| | Commercial Institute | | | | | | | | |
| | College | | | | | | | | |
| | Computer Training Institute | | | | | | | | |
| | Nursery School | | | | | | | | |
| | Primary School | | | | | | | | |
| | Hostel (Captive) | | | | | | | | |
| | High School | | | | | | | | |
| | Play School, crèche | | | | | | | | |
| | School for Mentally Challenged. | | | | | | | | |
| | Art academy | | | | | | | | |
| | Technical College | | | | | | | | |
| | Sports training centers | | | | | | | | |
| | Training Institute | | | | | | | | |
| | Veterinary Institute | | | | | | | | |
| | Medical College | | | | | | | | |
| Research and Training Center | | | | | | | | | |
| Transportation | Airport | Rs.5.00 per square meter of Plot Area | Rs.5.00 per square meter of Built up area | Rs.10/- per square meter of BUA | | N/A | | N/A | |
| | Auto Stand | | | | | | | | |
| | Metro Station | | | | | | | | |
| | Bus Stand | | | | | | | | |
| | Bus Terminal | | | | | | | | |
| | ISBT | | | | | | | | |
| | Railway station | | | | | | | | |
| | Taxi Stand | | | | | | | | |
| Multi Level Car Parking | | | | | | | | | |



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| | Public Parking | | | | | | | | |
| | Toll Plaza | | | | | | | | |
| | Truck Terminal | | | | | | | | |
| Agriculture | Agriculture Farm | Rs.5.00 per square meter of Plot Area | (a) Up to 100 square meters of Built up area Rs. 250.00 | Rs.30/- per square meter of BUA | | N/A | | N/A | |
| | Agro Godown | | | | | | | | |
| | Agro-Research Farm | | | | | | | | |
| | Farm House | | | | | | | | |
| | Country Homes | | | | | | | | |
| | Nursery and green houses | | | | | | | | |
| | Poultry, Diary and Swine/Goat/Horse | | | | | | | | |
| | Horticulture | | | | | | | | |
| | Seri culture | | | | | | | | |
| Mixed Use | | Rs.5.00 per square meter of Plot Area | Based on the different Sub Occupancy BUA | Based on the different Sub Occupancy BUA | | N/A | | N/A | |