

Annexure 3: Scale of Fees / Charge for Development Plan Area

1. SCRUTINY FEES FOR VARIOUS TYPES OF APPLICATIONS		
Sr. No.	Purpose of Application	Proposed rates per m²
1.	Zone Confirmation Statement	Rs 100/- per Survey Number
2.	Layouts and subdivision of land	Residential - Rs 2 of total area, subject to minimum of Rs 500 and Maximum of Rs 50000
		Commercial -Rs 5 of total area subject to minimum of Rs 1000 and Maximum of Rs 100000
		Industrial -Rs 2 of total area, subject to minimum of Rs 500 and Maximum of Rs 50000
		Other uses -Rs 2 of total area, subject to minimum of Rs 500 and Maximum of Rs 50000
3.	Amalgamation plots	Rs 5 of total area under amalgamation, subject to minimum of Rs 1000
4.	Construction or reconstruction of building in any zone (including additional to existing building).	Residential –Rs 15, of total BUA subject minimum of Rs 1000
		Commercial –Rs 15, of total BUA subject minimum of Rs 1000
		Industrial -Rs 20 of total BUA, subject to minimum of Rs 1000
		Other uses -Rs 15 of total BUA, subject to minimum of Rs 1000
		Amusement parks, resorts and like commercial use Rs 10 of total BUA, subject to minimum of Rs 1000
5.	Amendments of previously sanctioned layouts/ building proposals /alterations to existing buildings.	Residential – Rs 2 of total BUA considered for amendment , subject to minimum of Rs 500 and Maximum of Rs 50000
		Commercial -Rs 5 of total BUA considered for amendment, subject to minimum of Rs 1000 and Maximum of Rs 100000
		Industrial - Rs 2 of total BUA considered for amendment, subject to minimum of Rs 500 and Maximum of Rs 50000
		Other uses - Rs 2 of total BUA considered for amendment, subject to minimum of Rs 500 and Maximum of Rs 50000
6.	Mining and quarrying	Rs 10 of Gross area proposed for quarry operations subject to minimum of Rs 500
7.	NOC for NA	Rs 2 of total land area, subject to minimum of Rs 1000, irrespective of any zone.
8.	NOC for Crusher	Lump sum of Rs.3000
9.	NOC for Power Supply	
10.	NOC for any other user	
11.	Temporary Construction	

12.	Development Right Certificates	Rs.10.00	
13	Proposals of environment clearance	Total cost of the project	Scrutiny fees
		1 crore to less than 50 crore	1 lakh
		50 crore to less than 100 crore	3 lakh
		100 crore to less than 500 crore	5 lakh
		500 crore to less than 1000 crore	10 lakh
		Above 1000 crore	25 lakh
SPA-NAINA may review and revise the above rates of scrutiny fees when required			
<p>Note: Fees for compound walls, storage tanks, garages, open structures, other temporary structures, repairs of existing structures, demolition works shall be Rs 1000 per proposal, if submitted separately.</p> <p>Built up area in the proposal shall be considered as that area under construction permitted by the Competent Authority. 50% concession shall be given in the scrutiny fees in respect of proposal for medical, education, social and religious activities run or to be run by charitable registered institution.</p> <p>The activities like resorts, amusement parks, clubs, marriage halls, video clubs, I.T. establishments, professional offices, lodging and boarding houses, cinemas, drama theatres and like shall be considered as commercial activities for charging scrutiny fees</p>			
2. SECURITY DEPOSITS FOR DUE PERFORMANCE OF CONDITIONS			
Sr. No.	Use	Proposed Rate per m² of gross BUA	
1.	For all the land uses except in case of development of hospital, dispensary school or college, nurseries and the buildings of charitable registered institutions.	Rs. 20	
2.	For the buildings of hospital, dispensary school or college, nurseries and the buildings of charitable registered institutions	Rs. 10	
<p>The security deposit shall not bear to any interest at any time. The Security Deposit may be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the provisions of the DCRs and conditions of Commencement Certificate.</p>			
3. FIRE SERVICE FEES			
<p>All the matters related to fire; including grant of NOC, collection of fire service fees, firefighting equipment etc. shall be in accordance with the provisions laid down in the Maharashtra Fire prevention and Life Safety Measures Act, 2006 and the rates proposed for calculation of fire service fees in the proposal shall be as specified in the said Act</p>			

4. REVALIDATION FEES		
Sr. No.	Period from the date of expiry of CC	Proposed rates
1.	Before the date of expiry of CC	Residential - Rs 1000
		Commercial - Rs 1500
		Industrial - RS 1000
		Other - RS 750
2.	Within one month from the expiry date of CC	Residential - Rs 1500
		Commercial - Rs 2500
		Industrial - RS 1500
		Other - RS 1000
3.	After one month but within three months from expiry date of CC	Residential - Rs 2000
		Commercial - Rs 3000
		Industrial - RS 2000
		Other - RS 1500
4.	After three month but up to 4 years from the date of CC	Residential - Rs 4000 + late fee of Rs 500 per month
		Commercial Rs 5000 late fee of Rs 500 per month
		Industrial - Rs 4000 + late fee of Rs 500 per month
		Other - Rs 3000 + late fee of Rs 500 per month
		<p>Note: Revalidation of the Commencement Certificate shall not be made for any reason after total period of four years from the date of grant of CC.</p> <p>Application for revalidation is considered valid only after above fees are received by the Competent Authority.</p>
5. FEES FOR CERTIFIED COPIES OF APPROVED PLANS AND DOCUMENTS		
Sr. No.	Certified copy of	Proposed charges
1.	Approved building and layout plans	Rs 100 per plan
2.	CC, PCC, OC OR NOC	Rs 2 per page.
3.	Part of DP (colored)	Rs 30 for size of 210 X 300 mm
6. PREMIUM FOR FREE OF FSI COMPONENT		
<p>The premium for free of FSI components:</p> <ol style="list-style-type: none"> Double height terrace will be charged at the rate of 2000 per m² or 40% of NA land rates mentioned in ASR, whichever is more. Balcony enclosure premium shall be 10% of the NA land rates mentioned in the ASR. <p>SPA-NAINA may review and revise these rates when required</p>		
7. DEVELOPMENT CHARGES		

The Development Charge shall be collected as under:

- (a) For land Development - 0.5 percent of the rates of Annual Statement of Rates per Sq. m. or Rs. 100/-per Sq.m. whichever is more.
- (b) For construction - 2.00 percent of the rates of Annual Statement of Rates per Sq. m. Or Rs. 400/-per Sq. m. whichever is more.

Provisions mentioned in Part-II of second schedule of MR&TP Act 1966 shall remain unchanged.

8. FSI Linked Premium (FLP)

1	Premium to be paid in full at the time of seeking permission	Premium shall be calculated on net plot area considering 30% rate of Non Agriculture land as prescribed in the ASR of the year of granting permission
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