

Extract of schedule of fees/premium deposits, etc. in respect of approvals of Building Plans for guidance to be calculated as per prevailing rates.

SCRUTINY FEES

FOR AMALGAMATIONS / LAYOUTS / SUBDIVISIONS.

Zone / User	Rate in Rs.	Concessions	Minimum Payment
(For Gross Plot area 2500.00 Sq. mtrs. and above)			
i] Residential (R1 Zone) } ii] Public Housing (PH) } iii] High Density Housing (H.D.) }	Rs. 2/- Per Sq. Mtr. Or part thereof for Gross Plot area.	Nil	Rs. 5,000/-
i] Commercial (C1 & C2) Zones. } ii] Residential with Shops (R2 Zone) }	Rs. 2/- Per Sq. Mtr. Or part thereof for Gross Plot area.	Nil	Rs. 5,000/-
Industrial (I-1, I-2 & I-3) (For Gross Plot Area 1000 Sq. Mtrs. And above)	Rs. 5/- Per Sq. Mtr. Or part thereof for Gross Plot area.	Nil	Rs. 5,000/-
AMENDED LAYOUTS & SUBDIVISIONS			
As Above	Rates as above for additional Area only.	Nil	Rs. 5,000/-
SCRUTINY FEES FOR NEW PROPOSAL U/S 337 & 342			
i] Purely Residential (R1 Zone) } ii] Public Housing (PH) } iii] High Density Housing (H.D.) }	Rs. 33/-per Sq. mtrs. Or part thereof.	50% (i.e. Rs. 16.50 per Sq. mtr. or part thereof for Regd. Co. Op. Hsg. Societies.	Rs. 5000/- Rs. ___ for 2500/- Red. Cop. Hsg. Societies.
Residential with shop Line: with Shops (R – 2 – Zone), Hotels, and Non – Residential Activities permissible in R – 1 Zone.	Rs. 66/-per Sq. mtrs. Or part thereof.	Nil	Rs. 10,000/-
Educational Institutes , School, collage, Hostels etc.	Rs. 33/-per Sq. mtrs. or part thereof.	25% (i.e. Rs. ___ per Sq. mtr. or part thereof for Regd. Edu. Institutes / Charitable Trust / Foundations.	Rs. ____/-
Medical Institutes. Hospital / Nurses Quarters / Hostels Research Institutes	Rs. 33/-per Sq. mtrs. or part thereof.	25% (i.e. Rs. ___ per Sq. mtr. or part thereof for Regd. Medical Institutes / Charitable Trust & Foundations for the area in use of specific purposes.	Rs. ____/-
Commercial (Users in C1 & C2 Zone)	Rs. 66/-per Sq. mtrs. or part thereof.	Nil	Rs. 10,000/-
Industrial (User in I-1, I-2 & I – 3 Zones)	Rs. 50/-per Sq. mtrs. or part thereof.	Nil	Rs. 7,500/-
Note : Area to be rounded to the next 10 Sq. m.			
SCRUTINY FEES FOR AMENDED PLANS.			
Purely Residential (R-1 Zone) i]Rs. 33/-per sq. mt. for addn. area Rs. 8/- per sq. m for previous area.		50% for Regd. Co.opHsg. Society. i] Rs. ___per for Earlier Approved area	Rs. 5000/- Rs. 10,000/-
ii] Commercial User			
iii]Residential with shops (R2 – Zone) & All Non-Residential activities. Permitted in Residential Zones (R-1) Hotels etc Rs. 66/- per sq. m for addnl. Area } Rs. 16/- per sq. m. for previous area }		Nil	Rs. 10,000/-

iv] Educational Institutes: School Collage Hostel etc.		25% for Regd. Charitable Institutes.	Same as Residential
v] Medical Institutes. Hospitals, Hostels, Research Institutes.		i] 25% for Regd. Charitable Institutes. ii] Rs. 35/- Per 10 sq. mtr. for Additional Area proposed.	Same as Residential
vi] Commercial (Users in C-1 & C2 zones.)		Same as commercial	Same as Commercial
vii] Industrial (Users in I-1 I-2 I-3 Zones.)		Rs. 50/- per Sq. m. for Addnl. Area Rs. 12.50 per Sq. m for previous area	Rs. 7500/-.

Notes for Refunds:

- 1) 10% of the scrutiny fee to be deducted if the IOD is not issued and proposal is recorded or time barred. In such cases 90% of the scrutiny fees paid shall be refunded.
- 2) 50% of the scrutiny fee to be adjusted if the proposal is approved (IOD issued) and subsequently recorded or time barred or work not started. In such cases only 50% of scrutiny fees paid shall be refunded, provided it refund is claimed within one year of validity period of IOD or C.C. whichever is later.
- 3) If proposal is dropped and work is not started IOD & Debris removal Deposit will be refunded full, and payments of Premiums for staircase, deficiencies and Balcony enclosure fee will be refunded 90 percent (90%)
Ref:- Circular No. CHE / 358 / BPC / F of 18/10/97.

SCRUTINY FEES FOR CHANGE OF USER IN EXISTING BUILDING

USER	RATE	MINIMUM FEES
Residential	Rs. 33/- per Sq. mtr. Or part thereof	Rs. 5,000/-
Commercial	Rs. 66/- per Sq. mtr. Or part thereof	Rs. 10,000/-
Industrial	Rs. 50/- per Sq. mtr. Or part thereof	Rs. 7,500/-

Note:- No Area Restriction

SCRUTINY FEES & DEPOSITS FOR MISCELLANEOUS PROPOSALS.

Description	Fees in Rs. Per Proposal	Deposits.
Lavatory Block	Rs. 400/-	Rs. 500/- for Debris Removal.
Garage Enclosure	Rs. 400/-	Rs. 5000/- for each garage enclosure.
Sub-station, Suction Tank & Pump Room, Swimming Pool, Club House, Garage. Effluent Treatment Plant, Septic Tank & Soak Pit, Society Office, Staircase – cabin Lift Machine Room, Stilt – Enclosure, Balcony Enclosure.	Rs. 400/- for each proposal.	

FEES & DEPOSITS FOR TEMPORARY STRUCTURES.

Sr. No.	Description	Yearly Scrutiny Fees	Deposits.
1	Residential (Transit Accommodation)	Rs. 300/- for first 10.00 sq. M and Rs. 150/- for additional 10.00 sq. mtrs. Or thereof.	Rs. 50/- per Sq. Mtrs.
2	Commercial & Non Residential	Rs. 600/- for first 10.00 sq. M and Rs. 300/- for additional 10.00 sq. mtrs. Or thereof.	Rs. 50/- per Sq. Mtrs.
3	Late fees for Renewal i] Within One Month ii] After One Month i] After Three Months i] There after	15% of yearly fees. 25% of yearly fees. 35% of yearly fees. 100% of yearly fees.	

Note:-

- 1] The validity of the proposal shall be 6 months from the date of approval of proposal.
- 2] For Temporary structures constructed without permission additional 10% (Ten percent) penalty shall be charged to be worked out as per A.M.C. (R)'s circular.

FEES FOR REVALIDATION OF BUILDING PROPOSALS

Ref : 1) Corporation resolution No. 563 dt. 14.9.1995

Description	Revalidation charges.	
	For purely Residential	For occupancies other than residential

		occupancy		
		Residential	Commercial	Industrial
1.	Normal Fees			
	Where application for revalidation alongwith IOD C.C. and plans with a progress report is submitted within one month of the expiry of C.C. or of IOD, if C.C. is not issued.	Rs. 3300/-	Rs. 6600/-	Rs. 5000/-
		upto 1 month after expiry		No late fee
		upto 3 month after expiry		Late for 2 months
		there after		
		3300/- x 50% per month (Residential) 6600/- x 50% per month (Commercial) 5000/- x 50% per month (Industrial)		
Note:-	1] Revalidation fees shall be charged at the rate of 50% of the above prescribed charges for the proposals of Regd. Co-op Societies, and 25% for Educational & Medical Institutions & Trust subject to Min Rs. 700/-			
	2] Revalidation is NOT required once the completion certificate for the entire building is submitted by the Architect / Licenced Surveyor and occupation permission / building completion certificate is requested.			
PREMIUMS				
Sr. No.	Description	Rate	Remarks	
1]	Premiums Balcony Enclosure	NOT APPLICABLE after DCR dt. 6-1-2012		
a]				
b]	Staircase, Lifts, Lift, passage area	R. R. Rate X 25%		
c]	Ind. Residence (Bungalows / row – house)	R. R. Rate X 100%		
2)	DEFICIENCIES			
	a] Open space area deficiency	deficient area X No. of floors X Land X 1.05 / 1.10 (R.F. if applicable) (proposed area) R.F. = (proposed + existing area)	10% for economically backward, charitable trust education, and medical institutions.	
	O.S.D Premium Def. Area X R. R. Rate X 10% (For Slum TDR 33% FSI) Def. Area X R. R. Rate X 100% (for Setback / D. P. Road / Reservation TDR / Fungible) Fungible Premium R. R. Rate X 60% For Residential R. R. Rate X 100% For Commercial R. R. Rate X 80% For Industrial			
3)	LUCRATIVE PREMIUM		for users allowed with special permission for the Commissioner.	
	i] Eating house, Nursing home, Ice factory, printing press, Department store, shops on entire ground floor in r-1 zone	Rs. 50/- per Sq. m.		
	ii] Hotels & Lodging house (in R-2 zone only)	Rs. 215.25/- Per Sq. M.		
	iii] Cinema / Theatre Re-development	Rs. 20/- per seat.		
	iv] Petrol pump, service station & repairing garage	Rs. 10/- Per Sq. ft.		
	v] Flour Mill	Rs. 2000/- Per unit		
	vi] Storage of bottled gas	Rs. 6/- Per Sq. ft.		
	Notes:-			
1.	Premium should be calculated as per (Land) rates prescribed by the Corporation every year.			
2.	The premium rate will be enhanced of plot is situating on the following locations.			

**CONCESSION / RELIEFS FOR THE PAYMENTS OF PREMIUMS
FOR ADDITIONAL FSI FOR INSTITUTIONAL BUILDING.**

An additional FSI to the tune of 100 per cent of Net plot area over and above the permissible FSI in the respective zone shall be permitted in the Island City, Suburbs and extended Suburbs in respect of building on independent plots for Educational, Medical and other Institutional Building as defined in item No. 11 (g) Part I, Page No. 3 of DCR 1991.

Guidelines:

- a) This additional FSI will be allowed against payment of premium as decided by MCGM / Government, based on the Land Rate published by Municipal Corporation from time to time.
- b) The Govt. of Maharashtra through its circular no. DCR 1094/425/Cr – 74/94/UD – 11 dtd. 9th May 1995 issued by Urban Development Dept. granted Concessions / reliefs for the payment of premium to certain Institutional Building as shown in the following Table:

TABLE.

Sr. No.	Category / Sub – category	Extent of exemption	To be Charged.
1	Commercial : for 1,2,3, Starred Category Hotels	50%	50%
2	I) Primary School	75%	25%
	II) Secondary School	50%	50%
	III) College / Vocational Institutions	50%	50%
	IV) Special Educational Institutions for Physically Handicapped / Mentally ill	75%	25%
3	Hospitals	75%	25%
4	Institutional Building:-		
	i. Working Women's Hostel, Hospices, Medical Centres, for care of physically handicapped / Mentally ill/deceased, Infirmaries, Orphanages; Homes for the destitute / home for aged, convalescents.	75% 50% 50%	25% 50% 50%
	ii. Dharamshalas		
	iii. Auditoriums for complex for cultural allied activities.		

Note:- i) Premium for additional FSI under above regulations for Educational Institutions shall be Calculated as per rates prescribed for Residential Zone (R – 1)

DEPOSITS.

	Deposit	Rate	User	Remarks
a)	IOD. Deposit (Refundable)	Rs. 1/- per Sq. ft.	All users	50% for Regd. Co-op Hsg. Societies, Educational & Medical Institutes, Charitable Trust, Provided entire premises are used for particulars users.
b)	Debris Deposits (Refundable)	Rs. 2/- per Sq. ft.	All users	1] For proposals under Section 337. Minimum Rs. _____

				Maximum Rs. 45000/- 2] For proposal under Section 342. Minimum Rs. 1,000/- Maximum Rs. 10,000/-
c)	Layout Deposits (Non-refundable)	Rs. 50/- per Sq. m. 10% with sanction of Dy. Che. (B.P.)	All users	The area to be considered shall be exclusive of D.P. roads/ setback, Reservations and Deemed reservations.
d)	Club House in Layout R.G. (Wherever permissible)	Rs. 1/- per Sq. ft. of built-up area.		

DEVELOPMENT CHARGES

	Development charges	Rates	Remarks
a)	Residential	Rs. 140/- per sq. m. (as per predominant user)	Rs. 100/- Building component &Rs. 40/- Land component.
b)	Commercial	Rs. 280/- per sq. m.	Rs. 200/- Building component &Rs. 80/- Land component.
c)	Industrial	Rs. 210/- per sq. m.	Rs. 150/- Building component &Rs. 60/- Land component.
	Notes:-	LAND COMPONENT	
1]		Net Plot Area X R.R. Rate X 0.05 % (Residential) Net Plot Area X R.R. Rate X 1 % (Commercial) Net Plot Area X R.R. Rate X 0.05% X 1.5 (Industrial)	
2]		BUILDING Component Area X R.R. Rate X 2 % (Residential) Area X R.R. Rate X 4 % (Commercial) Area X R.R. Rate X 2% X 1.5 (Industrial)	
3]		SWIMMING POOL Area X R.R. Rate X 2 % (In open Space) Area X R.R. Rate X 2 % X 1.5 % (In R.G.)	

Notes:-

- 1) If the layout / subdivision is approved prior to 10-08-1992, Land component is not applicable.
- 2) The Land component shall be calculated on Net Plot area i.e. exclusive of area in D.P. Road / Set back D.P. Reservation and 10% or 15% Layout R.G.
- 3) The building component shall be calculated on proposed Built-up Area only.

CONCESSIONS in DEVELOPMENT CHARGES : (ABOVE CHANGES EFFECTIVE FROM 01-03-2011)

The Government of Maharashtra partially exempts from the payment of development charges payable for the development of any land or building by the following institutions to the extent and conditions indicated in Schedules appearing herein after.

Notes:-

1. Benefit of partial exemption shall be extended to those, Medical / Educations / Charitable institutions, that are duly registered under Bombay Public Trust Act 1950.
2. Eligible institutions claiming partial exemption, shall have their building on independent plots.
3. Development charges shall be calculated for Educational Institutions at the rates applicable to Residential Zone (R – I)

Sewerage Charges:-

Residential – 1% of total cost at Rs. 7000/- per sq. m.

Commercial – 2% of total cost at Rs. 7500/- per sq. m.

Extra water charges.

Residential – 1.5 % of total cost at Rs. 7000/- per sq. m.

Commercial – 3% of total cost at Rs. 7500/- per sq. m.

Extent of exemption for payment of Development charges.

a) Educational Institutions.

Sr. No.	Category	Extent of Exemption	To be charged
a)	Educational Institutions:	No Change	
	i] Institution imparting primary Education (including pre-primary and crèches)	75%	25%
	ii] Institution imparting secondary education.	50%	50%
	iii] Institutions imparting Higher Education.	50%	50%
	iv] Instituting promoting sport / Amusement parks.	50%	75%
b)	Medical Institutions: Irrespective of the category of such institutions	25%	75%
c)	Charitable Institutions		
Sr. No.	Particulars	Extent of exemption	To be charged
1)	i] Hostel for working women ii] Hospice, care of suffering persons. iii] Orphanage. iv] Home for aged & destitute & abandoned women, children & infants. v] Convalescents vi] Infirmary	75% 75% 75% 75% 75% 75%	25% 25% 25% 25% 25% 25%
2)	i] Correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation including Dharmashala, Sanatoriums, & Custodial. ii] Penal institutions such as jails, prisons, mental hospitals, house of correction, detention & reformatories.	50% 50%	25% 50%
3)	Special cases closely associated with promotion of cultural & other activities.	50%	50%