

BUILDING DEPARTMENT

Schedule of Fees and Charges for the Financial Year 2024 - 2025

Application Fees (One time at the time of First Submission) :

1.1 Land area upto 500.00 Sq.M. :

Table - 1

Proposed Height (in meter)	Primary Use	
	Residential / Educational / Institutional (Rs.)	Other than Residential / Educational / Institutional (Rs.)
Up to 7.00 M	2,000/-	4,000/-
Above 7.00 Up to 10.00	5,000/-	10,000/-
Above 10.00 Up to 12.50	10,000/-	20,000/-
Above 12.50 Up to 15.50	12,000/-	25,000/-
Above 15.50 Up to 20.00	15,000/-	30,000/-
Above 20.00 Up to 40.00	20,000/-	40,000/-

Table - 1.1

Proposed height (in meter)	For Charitable Institution / Govt. Sponsored Educational Institution / Govt. Sponsored Health Care Unit / Place of Worship (Rs.)
Up to 7.00 M	200/-
Above 7.00 Up to 10.00	500/-
Above 10.00 Up to 12.50	1,000/-
Above 12.50 Up to 15.50	1,200/-
Above 15.50 Up to 20.00	1,500/-
Above 20.00 Up to 40.00	2,000/-

Note :

1. For any development work entirely funded by MP / MLA LAD fund or approved under any Central Govt. or State Govt. Scheme for Urban Renewal Project, No Application fee will be levied.
2. The items which are not covered in above shall be charged as will be decided by Hon'ble Mayor / MIC.

1.2 Land area above 500.00 Sq.M. :

Table - 1A

Proposed Height (in meter)	Primary Use	
	Residential / Educational / Institutional (Rs.)	Other than Residential / Educational / Institutional (Rs.)
Up to 7.00 M	2,500/-	5,000/-
Above 7.00 Up to 10.00	7,000/-	13,000/-
Above 10.00 Up to 12.50	13,000/-	26,000/-
Above 12.50 Up to 15.50	16,000/-	33,000/-
Above 15.50 Up to 20.00	20,000/-	40,000/-
Above 20.00 Up to 40.00	26,000/-	50,000/-
Above 40.00 Up to 60.00	33,000/-	65,000/-
Above 60.00	40,000/-	78,000/-

RATES, TAXES, FEES & CHARGES FOR THE YEAR 2024 – 2025

Table - 1.1 A

Proposed Height (in meter)	For Charitable Institution / Govt. Sponsored Educational Institution / Govt. Sponsored Health Care Unit / Place of Worship (Rs.)
Up to 7.00	250/-
Above 7.00 Up to 10.00	700/-
Above 10.00 Up to 12.50	1,300/-
Above 12.50 Up to 15.50	1,600/-
Above 15.50 Up to 20.00	2,000/-
Above 20.00 Up to 40.00	2,600/-
Above 40.00 Up to 60.00	3,300/-
Above 60.00	4,000/-

Note :

1. For any development work entirely funded by MP / MLA LAD fund or approved under any Central Govt. or State Govt. Scheme for Urban Renewal Project, No Application fee will be levied.
2. The items which are not covered in above shall be charged as will be decided by Hon'ble Mayor / MIC.
3. For multiple block above rate will be for each block for same premises.

2. Building Permit Fees :

2.1 Basic scale of Building Permit Fees in (Rs.) :

Table - 2

Total Covered Area in all floors (in Sq.M.) including all exempted areas								
Sl. No.	Width of means of access (in Meter)	Upto 50.00	Above 50.00 upto 100.00	Above 100.00 upto 200.00	Above 200.00 upto 300.00	Above 300.00 upto 400.00	Above 400.00 upto 500.00	Above 500.00 Sq.M. For every 100 Sq.M. to be added with column-VI. Part above 10 Sq.M. shall be taken as 100 Sq.M. for calculation. Part upto 10 Sq.M. shall be neglected.
		I	II	III	IV	V	VI	VII
1.	Up to 3.00	900	1650	2250	5400	10000	22000	12000
2.	Above 3.00 & Up to 5.00	1200	1900	2700	7000	11000	24000	13200
3.	Above 5.00 & Up to 7.00	1300	2000	2800	7500	13200	27000	15500
4.	Above 7.00 & Up to 9.00	1400	2100	2900	7700	14400	29000	17000
5.	Above 9.00 & Up to 12.00	1500	2200	3000	7900	15400	30800	21000
6.	Above 12.00 & Up to 25.00	1650	2450	3200	8100	18700	34000	23000
7.	Above 25.00	1900	2700	3500	8500	19500	36000	25000

Note :

1. Basic Permit Fee will mean the fees considering Table - 2.
2. Permit Fees will mean the fees considering Table - 2 & Table - 3.
3. Total Permit Fees will mean the Permit Fee Plus other relevant fees and charges.
4. Hereafter Wet Work charges will be termed as WT, Waste Water charges as WS, Stacking Fees as ST., Infrastructure Development Fees for Common Passage as DCP and Surcharge for Non Residential Building as SC. These will collectively be called "Other Fees & Charges".
5. For applying Table - 2, pro-rata fee for proposed area to be calculated considering total covered area of the building.

RATES, TAXES, FEES & CHARGES FOR THE YEAR 2024 – 2025

2.2 Basic scale of Building Permit Fees (in Rs.) for Building u/r 142 of the KMC Building Rules, 2009 and Section 412A of the KMC Act, 1980 :

Table - 2 A

Total Covered Area in all floors (in Sq.M.) including all exempted areas								
Sl. No.	Height of the proposed Building (in Meter)	Upto 50.00	Above 50.00 upto 100.00	Above 100.00 upto 200.00	Above 200.00 upto 300.00	Above 300.00 upto 400.00	Above 400.00 upto 500.00	Above 500 (for every 100 to be added above 500 with column-VI. Part above 10.00 shall be taken as 100.00 for calculation. Part upto 10.00 shall be neglected.)
		I	II	III	IV	V	VI	VII
1.	Upto 10.00	1200	1900	2700	7000	11000	24000	13200
2.	Above 10.00 upto 12.50	1300	2000	2800	7500	13200	27000	15500
3.	Above 12.50 upto 15.50	1400	2100	2900	7600	13800	28000	16300
4.	Above 15.50 upto 20.00	1500	2200	3000	7900	14600	29500	17300

Note :

1. Basic Permit Fee will mean the fees considering Table - 2A.
2. Permit Fees will mean the fees considering Table - 2A & Table - 3.
3. Total Permit Fees will mean the Permit Fee Plus other relevant fees and charges.
4. Hereafter Wet Work charges will be termed as WT, Waste Water charges as WS, Stacking Fees as ST, Infrastructure Development Fees for Common Passage as DCP and Surcharge for Non Residential Building as SC. These will collectively be called "Other Fees & Charges".
5. For Building Height more than 20.00 M, fees will be calculated 1.5 times of Sl. No. 4 of Table - 2A.
6. For applying table 2A, pro-rata fee for proposed area to be calculated considering total covered area of the building including all exempted areas.

2.3 Multiplying Factor on basic scale of Fees (Table - 2) for different use group of buildings :

Table - 3

Category	Use Group	Type of Use	Multiplying Factor on Basic scale of Fees as per Table 2
A.	Residential	i) Total covered area in all floors upto 1000 Sq.M.	1 time
		ii) Govt. project for Lower Income Group.	1 time
		iii) Total covered area in all floors above 1000 Sq.M. Up to 10000 SqM incldg. staircase & stair lobby	2 times
		iv) Total covered area in all floors above 10000 Sq.M. including staircase & stair lobby	3 times
B.	Educational	i) Govt. / Govt. Aided School, College, Day Care Centre, Library etc.	1 time
		ii) Non Govt. / Non Aided School, College etc.	3 times
C.	Institutional	i) Govt. / Govt. Aided Hospital, Clinic, Dispensary, Sanatorium, Custodial Institution, Mental Hospital, Nursing Home and Pathological Lab etc.	1 time
		ii) Non Govt. / Non Aided - do-	4 times
D.	Assembly	i) Theatre Hall, Cinema Hall, City Hall, Drive in Theatre, Exhibition Hall, Museum, Skating-Rink, Gymnasium, Restaurant, Eating House, Hotel, Dormitory (No. of Beds more than 100), Dance Halls, Club-Room, Gymkhana, Passenger-Terminal, Stadium, Recreation Pier, Yoga Centre, Pathological Laboratory etc.	4 times
		ii) Place of Worship, Govt. aided Gymnasium & Yoga Centre etc.	1 time

RATES, TAXES, FEES & CHARGES FOR THE YEAR 2024 – 2025

Table - 3 (Contd.)

Category	Use Group	Type of Use	Multiplying Factor on Basic scale of Fees as per Table 2
E.	Business	i) Office, Bank, Professional Establishment, Court-Houses, Telephone Room, Computer Office etc.	3 times
		ii) I. T. Centre, Call Centre	1 time
F.	Mercantile	Shop, Market, Store, Service Facility, Transport, Establishment etc.	6 times
G.	Industrial	Fabrication / Assembly Plant, Laboratory, Power Plant, Smoke House, Refinery, Gas Plant, Mill, Dairy, Factory, Workshop, Motor Garage, Printing Press etc.	4 times
H.	Storage	Storage House, Ware House, Cold Storage, Freight Depot, Transit Depot, Store House, Public Garage, Truck Terminal, Stable, Barn etc.	6 times
I.	Hazardous	Storage of Highly Combustible and Explosive material, Chemical Acid, Toxic materials, Fly Ash, Dust, Fume etc.	4 times

Table - 3.1

Type of Use	Multiplying Factor on scale of Fees as per Table - 2
For Charitable Institution / Govt. Sponsored Educational Institution / Govt. Sponsored Health Care Unit / Place of Worship for any development work entirely funded by MP / MLA LAD fund or approved under any Central Govt. or State Govt. Scheme for Urban Renewal Project.	0.1 Times

Note :

- The items which are not covered above shall be charged at the rate as will be decided by Hon'ble Mayor / MIC.
- In addition to the Permit Fees for the respective category of building, WT, ST & WS etc. shall be realized for all categories of the building.
- For use group under small scale industries building in industrial estates approved by Govt. multiplying factor on scale of fees will be 1 (one) time of Table 2 for total covered area in all floors. Up to 5000 Sq.M. including staircase & stair/ lobby & 2 times of Table 2 for total covered area in all floors above 5000 Sq.M. including staircase & stair / lobby.

3. Wet Work Charge & Stacking Fee :

Table - 4

Sl. No.	Width of Road / means of access (in meter)	Wet-Work Charge (WT) Rs. per Sq.M. of total covered area	Stacking Fee (ST) Rs. per SqM of total covered area of building for 3 months from the date of Commencement
1.	Up to 5.00	20/-	15/-
2.	Above 5.00 upto 7.00	30/-	20/-
3.	Above 7.00 upto 15.00	35/-	30/-
4.	Above 15.00	40/-	40/-

Note : In case of Govt. / Govt. Aided Educational Institution and Housing Complex under Govt. / Semi Govt. / Govt. undertaking stacking fees may be charged @ 50% of the above rates.

RATES, TAXES, FEES & CHARGES FOR THE YEAR 2024 – 2025

Table - 4.1

For Charitable Institution / Govt. Sponsored Educational Institution / Govt. Sponsored Health Care Unit / Place of worship / for any development work entirely funded by MP / MLA LAD fund or approved under any Central Govt. or State Govt. Scheme for Urban Renewal Project.			
Sl. No.	Width of Road / means of access (in meter)	Wet-Work Charge (WT) Rs. per Sq.M. of total covered area	Stacking Fee (ST) Rs. per SqM of total covered area of building for 3 months from the date of Commencement
1.	Up to 5.00	2/-	1.50/-
2.	Above 5.00 upto 7.00	3/-	2/-
3.	Above 7.00 upto 15.00	3.50/-	3/-
4.	Above 15.00	4/-	4/-

4. **Waste Water Charge :**

Table - 4 A

For Total Covered Area	Rs. 10/- per Sq.M.
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Table - 4.1 A

For Charitable Institution, Govt. sponsored Educational Institution, Govt. sponsored Health Care Unit and Place of worship & for any development work entirely funded by MP/MLA LAD fund or approved under any Central Govt. or State Govt. Scheme for Urban Renewal Project (For Total Covered Area)	Re. 1/- per SqM.
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5. **Fees for Drainage Development :**

Fees for drainage development applicable for proposals under section 393, 393A of KMC Act, 1980 only.

Table - 4 B

For	Proposed Rate	Where "A" is the total proposed built up area of the Building or Total Land Area whichever is higher / Total payable amount of Drainage Development Charge = (Rate x Total built up area)
Wards : 1 - 6 of Br-I,	Total built up area upto 2000 Sq.M.	
Wards : 57, 58, 59, 66, 67 of Br.-VII,	(A/10+50) Rupees per Sq.M. of covered area	
Wards : 111, 112, 113, 114 of Br.-XI,	subject to maximum of Rs.150/- per Sq.M.	
Wards : 108, 109 of Br-XII,	Total built up area above 2000 Sq.M. upto	
Wards : 127, 128, 129, 131, 132 of Br-XIV,	5000 Sq.M. : Rs. 250 per Sq.M.	
Wards : 134, 135, 136, 137, 138, 139, 140, 141 of Br-XV	Total built up area above 5000 Sq.M. upto	
Wards : 123, 124, 125, 126, 142, 143 & 144 of Br-XVI	10000 Sq.M. : Rs. 300/- per Sq.M.	
For rest of the wards between Ward - 07 to Ward - 100	Total built up area above 10000 Sq.M. : Rs. 400/- per Sq.M.	
For rest of the wards between Ward - 101 to Ward - 144	Rate = (A/10+30) Rupees per Sq.M. of total built up area subject to Maximum of 100 per Sq.M. of covered area.	
	Rate = (A/10+50) Rupees per Sq.M. of total built up area subject to Maximum of 150 per Sq.M. of covered area.	

Table- 4.1 B

For Charitable Institution, Govt. sponsored Educational Institution, Govt. sponsored Health Care Unit and Place of Worship and for any development work entirely funded by MP/ MLA LAD funds or approved under any Central Govt. or State Govt. Scheme for Urban Renewal Project.	0.1 times of Table - 4B
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RATES, TAXES, FEES & CHARGES FOR THE YEAR 2024 – 2025

Note :

- 1) There shall be no Drainage Development Fee for the cases having Sanction Plan in respect of retention of any construction in deviation of Sanction Plan under Sec 400(1) and 416 of KMC Act, 1980 and dealing under Rule 25 (2a & 2b) of KMC Building Rules, 1990 / Rule 26 (2a & 2b) of KMC Building Rules, 2009 and issuance of Occupancy Certificate and doing renovation work (if no additional space is generated).
- 2) No Drainage Development Fee will be charged in cases of Renovation where no additional space is generated.
- 3) In case of revalidation of Building Sanction Plan, full Drainage Development Fee shall be charged at the current schedule of rate. If paid earlier, said amount will be deducted from current fees. [No Drainage Development Fee, however, is to be charged for the plan, which expires before completion of **five (5)** years from the date of sanction due to non-commencement within five (5) years.]

6. Infrastructure Development Fees for Common Passage :

Table - 5

Group	Covered Area / Width of means of access	Rate (Rs. per Sq.M.)
Residential Building / Educational / Govt. aided Building	Upto 200.00 Sq.M. covered area	20/-
	Exceeding 200.00 Sq.M. covered area	42/-
Non-Residential	Upto 9.00 meter width of means of access	80/-
	Above 9.00 meter upto 15.00 meter width of means access	100/-
	Above 15.00 meter width of means of access	120/-

Table - 5.1

For Charitable Institution, Govt. Sponsored Educational Institution, Govt. Sponsored Health Care Unit, Place of worship and for any development work entirely funded by MP / MLA LAD fund or approved under any Central Govt. or State Govt. Scheme for Urban Renewal Project.		
Group	Covered Area / Width of means of access	Rate (Rs. per Sq.M.)
Residential Building	Upto 200.00 Sq.M. covered area	2/-
	Exceeding 200.00 Sq.M. covered area	4/-
Non-Residential Building	Upto 9.00 meter width of means of access	8/-
	Above 9.00 meter upto 15.00 meter width of means of access	10/-
	Above 15.00 meter width of means of access	12/-

7. Surcharge for Non-Residential Use :

Table - 6

Sl. No.	Width of means of access (in Meter)	Surcharge (per Sq.M. of covered area)
1.	Upto 5.00	Rs. 100/-
2.	Above 5.00 up to 9.00	Rs. 200/-
3.	Above 9.00 upto 15.00	Rs. 350/-
4.	Above 15.00	Rs. 500/-

Table - 6.1

For Charitable Institution, Govt. Sponsored Educational Institution, Govt. Sponsored Health Care Unit, Place of worship and for any development work entirely funded by MP / MLA LAD fund or approved under any Central Govt. or State Govt. Scheme for Urban Renewal Project.		
Sl. No.	Width of means of access (in Meter)	Surcharge (per Sq.M. of covered area)
1.	Upto 5.00	Rs. 10/-
2.	Above 5.00 up to 9.00	Rs. 20/-
3.	Above 9.00 upto 15.00	Rs. 35/-
4.	Above 15.00	Rs. 50/-

RATES, TAXES, FEES & CHARGES FOR THE YEAR 2024 – 2025

Note :

- i) Total covered area in all floors means total covered area in all floors including all exempted areas.
 ii) In case of application u/s 393, 393A, 394 of the KMC Act, 1980 for Small Scale Industrial Building within Kasba Industrial Estate and other Industrial Estates in KMC area under WBSIDC, 'Surcharge for Non-Residential Use' under Table - 6 may be levied.

8. Fees for sanction under Rule 25 of the KMC Building Rules, 1990 & Rule 26 of the KMC Building Rules, 2009 & u/s 402 of the KMC Act., 1980

Fees for Internal deviation which involves deviation from the sanctioned plan within the sanctioned covered space and external deviation from the sanctioned plan which does not infringe any Building Rule will be levied as following :-

Table - 7

For Residential, Govt. sponsored Educational Institution & Charitable Building :

Fees for sanction u/r.25(2a) of KMC Bldg. Rules, 1990 & u/r. 26(2a) of KMC Bldg. Rules, 2009			Fees for sanction u/r.25(2b) of KMC Bldg. Rules, 1990 & u/r.26(2b) of KMC Bldg. Rules, 2009
Sl. No.	Total covered area of effected floors where deviation takes place	Amount of Fees	
1	Upto 100.00 Sq.M.	Rs. 1500/-	1) If the total built up area after deviation is more than sanctioned built up area, then full sanctioned fees & charges will be levied on excess built up area. In addition an Administrative charge will be levied for the altered area @ 25% of the basic sanction fees as per Table - 2 & Table - 3 or submission fee whichever is higher. 2) If total built up area is equal to sanctioned built up area, then administrative charge will be levied for the altered area @ 25% of the basic sanction fees as per table-2 & Table - 3 or submission fee whichever is higher. 3) If the total built up area is reduced from sanctioned built up area, no refund will be made, however administrative charge will be levied for the altered area @ 25% of the basic sanction fees as pr Table-2 & Table -3 or submission fee whichever is higher. 4) If the deviation u/r 26(2b) attracts Rule 69A or 69B of KMC Building Rules, 2009, then fees and charges to be calculated on the excess built up area considering Table-16 & Table-17 respectively. 5) <u>If the construction work has been completed without prior sanction, fees will be 1.20 times as derived above.</u>
2	Above 100.00 Sq.M upto 200.00 Sq.M.	Rs. 3000/-	
3	Above 200.00 Sq.M upto 300.00 Sq.M.	Rs. 5000/-	
4	Above 300.00 Sq.M upto 500.00 Sq.M.	Rs. 10000/-	
5	Above 500.00 Sq.M upto 750.00 Sq.M.	Rs. 20000/-	
6	Above 750.00 Sq.M upto 1000.00 Sq.M.	Rs. 32000/-	
7	Above 1000.00 Sq.M.	Rs. 1500/- per 100.00 Sq.M. or part thereof for the area above 1000.00 Sq.M.	

Note :

Fees for sanction under Rule 25 of the KMC Building Rules 1990 & Rule 26 of the KMC Building Rules, 2009 for Buildings other than Residential, Govt. Sponsored Educational Institutions & Charitable Buildings is 2 times of the fees prescribed in Table - 7.

9. **Sharing of Cost of Compactor Machine / Compactor Station :**

Table - 7 A

Sl. No.	Total proposed built-up area (in Sq.M.)	Sharing of cost by the applicant
1	5,000.00 - upto 10,000.00	50% of the cost of Movable Compactor machine as fixed by SWM Department to be taken as Rs.40 Lakhs (Rupees Forty Lakhs) which includes all ancillary works and other charges.
2	Above 10,000.00 - upto 20,000.00	100% of the cost of Movable Compactor machine as fixed by SWM Department to be taken as Rs.40 Lakhs (Rupees Forty Lakhs) which includes all ancillary works and other charges.
3	Above 20,000.00	<ol style="list-style-type: none"> 1. An undertaking has to be given for construction of a Compactor station within the premises as per specification fixed by SWM Department. 2. Future handling charge of the waste of the compactor station has to be borne by the applicant. 3. In the extreme case, where Compactor Station is not feasible due to site condition, the cost of one compactor station has to be borne by the applicant as fixed by SWM Department and as decided by Mayor-in-Council.

10. **For Deviation in Height Under Section 400 (1) and Rule 25 / Rule 26 :**

Table - 8

Sl. No.	Nature of Deviation	Extra Charges for deviation in height without increasing No. of floors
A.	For deviation in total height above 1%	100% of permit fees of one floor area not less than maximum of ground coverage.
B.	For deviation in height of individual floor or part thereof by more than 3% of sanctioned height of the said floor.	20% of permit fees of one floor area of particular floor to which height deviation is effected.

- Note :**
1. While applying Table 8, both A and B will be applied as the case may be.
 2. If any applicant applies for sanction under Rule 25 of the Old Rules and Rule 26 under the New Rules, before commencement notice, no penalty for height deviation (Table 8) will be charged.
 3. No WT, WS, ST & SC will be levied under Rule 25 / 26 (2b), if no extra space is generated.

11. **Fees for plan approved under Office Circular No. 9 issued by DG (Building) :**

Table - 8A

Fees for plan approved under Office Circular No. 9 of 2013-2014, dated - 30/12/2013 read with addendum to Office Circular No. 9 of 2013-2014, dated - 04/01/2014.	Rs. 100.00
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12. **Retention Fees for deviation from Building Permit / any other permission and / or construction without permission under Section 400 of KMC Act, 1980 :**

General Guidelines

Generally fees for retention of construction without permission or deviated structure including shifting of walls, columns, stair etc. from the sanctioned permit constructed without prior permission, though within the sanctionable limit shall be calculated on the basis of the following table. However during calculation only the portion on which such construction without permission has been done shall be taken into account. For example if there is a deviation of 100 Sq.M. charges shall be levied on the basis of 100.00 Sq.M.

RATES, TAXES, FEES & CHARGES FOR THE YEAR 2024 – 2025

A. Residential Building :

Table - 9

Area of deviation from or construction without Building Permit	Height of Building	Basic Rate (Rs. Per Sq.M.)	For violation of FAR and/or open space etc. (refer Table-12)
Up to 50.00 Sq.M.	Upto 10.00 M	200	
	Above 10.00 M upto 12.50 M	300	
	Above 12.50 M upto 15.50 M	600	
	Above 15.50 M	1200	
Above 50.00 Sq.M. upto 80.00 Sq.M.	Upto 10.00 M	225	
	Above 10.00 M upto 12.50 M	300	
	Above 12.50 M upto 15.50 M	700	
	Above 15.50 M	1400	
Above 80.00 Sq.M. upto 150.00 Sq.M.	Up to 10M	250	
	Above 10.00 M upto 12.50 M	300	
	Above 12.50 M upto 15.50 M	750	
	Above 15.50 M	1500	
Above 150.00 Sq.M. upto 300.00 Sq.M.	Upto 12.50 M	400	
	Above 12.50 M upto 15.50 M	800	
	Above 15.50 M	1500	
Above 300.00 Sq.M. upto 500.00 Sq.M.	Upto 15.50 M	900	
	Above 15.50 M	1500	
Above 500.00 Sq.M.	-	1500	

B. Non-Residential Building :

In case of non-residential building the charges shall be levied two times of fees as per in Table - 9 along with surcharge as applicable in Table - 6 of the schedule.

C. Unauthorized installation of lift & MLCP :

- a) For unauthorized installation of lift Rs. 10,000/- per Sq.M. of Ground Area covered by the lift for Residential Buildings & Rs.20,000/- per Sq.M. of Ground Area covered by the lift for Non Residential Building will be charged.
- b) For unauthorized multi-level car parking (MLCP) Rs. 1,00,000/- per car (excluding base level car park for sanction covered area) will be charged.

D. Reconstruction of roof without Sanction :

Charges for reconstruction of roof constructed without prior permission under the appropriate rule of the KMC Building Rules, 2009 shall be :

- a) Rs. 150/- per Sq.M. of the total covered area up to 100.00 Sq. M.
- b) Rs. 300/- per Sq. M. of the total covered area up to 200.00 Sq.M. &
- c) Rs.400/- per Sq.M. of the total covered area for above 200.00 Sq.M.
- d) In addition to above WT, WS & ST will be levied as usual.

E. Shortfall in parking space :

The shortfall in car parking space, if allowed u/s 400(1) of the KMC Act, 1980 read with section 416, of the KMC Act, 1980, the charge shall be :

1. In case of Residential Building :

- a) Rs. 1,00,000/- for shortfall of each car parking where land area is within 300 Sq.M.
- b) Rs. 1,50,000/- for shortfall of each car parking where land area is above 300 Sq.M. but within 500 Sq.M.
- c) Rs. 2,00,000/- for shortfall of each car parking where land area is above 500 Sq.M.

RATES, TAXES, FEES & CHARGES FOR THE YEAR 2024 – 2025

2. *In case of other than Residential Building :*

1.5 times of above rates subject to a maximum of Rs. 2,50,000/- per car parking.

3. Rs. 7,50,000/- for shortfall of each Bus / Truck parking.

F. *Conversion of Car Parking Space in Buildings Sanction u/r 142 of the KMC Building Rules 2009 :*

a) Rs. 5,000/- per Sq.M. of Conversion Area where Land Area is upto 300 Sq.M.

b) Rs. 7,500/- per Sq.M. of Conversion Area where Land Area is above 300 Sq.M. but upto 500 Sq.M.

c) Rs. 10,000/- per Sq.M. of Conversion Area where Land Area is above 500 Sq.M.

G. For partial construction of columns, beams, slabs, stairs etc. the charges shall be @ 75% of the charges prescribed in Table - 9 for residential and commercial use shall be levied.

Note :

1. *In case of Charitable Institution, Govt. sponsored Educational Institution, Govt. sponsored Health Care Unit and Place of Worship, rebate (if prayed for) upto the limit of 50% of the total Fees for retention for change of use may be considered by Hon'ble Mayor / M.I.C.*

2. *For the items which are not covered above the amount of rebate (if prayed for) will be decided by Hon'ble Mayor.*

H. *Fees for preparation of Sketch :*

In addition to above the sketch fees shall be levied as per Table - 9A.

Table - 9 A

Sl. No.	Group	Covered Area	Rate (in Rs.)
1	Residential Building, Educational Institution, Religious Institution & Public Assembly Building & Govt. Hospital etc.	Up to 300 Sq.M. of covered area	1500/-
		Above 300 Sq.M. upto 500 Sq.M.	2000/-
		Above 500 Sq.M. upto 1000 Sq.M.	3000/-
		Above 1000 Sq.M.	4000/-
2	Business Building, Mercantile Building, Industrial Building, Nursing Home, Clinic, Path Lab, Eating House, Hotel, Restaurants, Hazardous Building, Storage Godown and Others.	Up to 300 Sq.M. of covered area	Rates will be double the above rates
		Above 300 Sq.M. up to 500 Sq.M.	
		Above 500 Sq.M. up to 1000 Sq.M.	
		Above 1000 Sq.M.	

13. **Certified Copy of Plan :**

Fees for Certified copy of Sanction Plan, Completion Plan, D/Sketch etc. will as per Table - 10 :

Table - 10

Size	Rate (In Rs.)
For A0 (841 mm x 1189 mm) & A1 (594mm x 841mm) size drawing sheet. (This size is also to be considered for the drawing sheet sizes exceeding 1.5 times of A2 size).	2,500/-
For A2 (420mm x 594mm) size & below as well as Up to 1.5 times of A2 size	1,500/-

Note :

1) *2 times the above fees will be charged if a person other than the owner applies for.*

2) *Application fee for certified copy of plan to be charged @ Rs. 100/- per application.*

14. **Fees and Charges for Change of Use under Section 416 of the KMC Act, 1980 :**

For Issuing Sanction :

Any change of use from one category to other category only permit fees (without Wet Work Charge, Waste Water Charge, Stacking Fee and Infrastructure Development Fee for common passage), for the respective category of Building to which the conversion proposed, according to the width of road shall be charged, In addition to this a Surcharge including Development Fees as per Town & Country Planning Act shall be charged.

RATES, TAXES, FEES & CHARGES FOR THE YEAR 2024 – 2025

Fees for change of use

Table - 11

Sl. No.	Probable date / period when change took place	Converted use group	Amount of fees to be paid	Remarks
1.	Before 01.04.1984	Guest House, Boarding House, Hotel, Restaurant, Eating House, Nursing Home, Clinics, Path Labs, Marriage / Ceremonial House, Commercial / Business and other non polluting manufacturing units.	Permit fees including Surcharge & Development fees (without Wet Work Charges, Waste Water Charges & Stacking Fees) at current Rates for the respective category of Building to which the use converted.	Since this use group existed before 1.4.84 the infringement if any, shall be retained and accepted.
2.	From 01.04.1984	Guest House, Boarding House, Hotel, Restaurant, Eating House, Nursing Home, Clinics, Path Labs, Marriage / Ceremonial House, Commercial / Business and other non polluting manufacturing units.	In addition to the Permit fees at current Rates including Surcharge & Development fees (without Wet Work Charges, Waste Water Charges & Stacking Fees) for the respective category of Bldg. to which the use converted along with a penalty for six months @ Rs. 100.00 per SqM. per month shall be charged.	

Note :

1. Change of use if permitted, from one category to other category within the same use group 25% of the usual Sanction fees excluding WT, WS, ST & SC (Provided existing use is already sanctioned or it was existing before 01.04.84) is to be paid.
2. Change of use if permitted, from one category to other category not within the same use group, 100% of the usual sanction fees excluding WT, WS, ST & SC (Provided existing use is already sanctioned or it was existing before 01.04.84) is to be paid.
3. Change of use if permitted, from non residential to residential, 25% of usual Sanction fees as per category being applied for excluding WT, WS, ST & SC (Provided existing use is already sanctioned or it was existing before 01.04.84) is to be paid.
4. Above rates are applicable in cases applications are made within the validity period of the present sanction plan and before obtaining completion certificate. If any application is made after obtaining completion certificate or after expiry of validity of sanction, full sanction fees including SC but excluding WT, WS, ST will be charged.
5. A fine of Rs. 100/- per SqM. per month considering floor area is to be levied for minimum one month only in case of change of use from non-residential to residential already caused contravening any provision of relevant section, if such area is permitted by the authority. This fine in other cases, however, will be for minimum six months in addition to two times the other fees & charges as per Table - 9, when sanctioned by the authority in relaxation of Rule 51 & Rule 61 of Building Rule 1990 or Rule 59 & Rule 69 of Building Rule 2009.
6. Under special circumstances, if change of use is granted after use as fait accompli, one and half times of the fees of respective scale for respective use group as per item 1 of Table 11, will be charged.
7. When the residential Building converted to non-residential building, the fees for open space infringement of rule shall be charged as per Table - 9.
8. When covered area is within 50 SqM. fees for violation of means of access & FAR will be twice the basic permit fees. Payable amount is to be calculated as per the guidelines given below :

Guidelines for calculation of permit fees for change of use :

Permit fees U/S 416 of the KMC Act, 1980 in the existing building where sanctioned plan is submitted the rates will be charged considering whole building on pro-rata basis & considering basic rates and multiplying factor with Surcharge & Infrastructural Development fees but without WT, WS & ST. No SC will be charged in cases of conversion from Non-residential to other use group. When pro-rata calculation is not possible due to want of sanctioned plan the usual charges will be multiplied by five times to arrive at leviable charges.

15. Determination of fees for retention of UNAUTHORIZED STRUCTURES which are allowed by Special Officer (Bldg.) and Municipal Authority

If any unauthorized construction which are allowed by Special Officer (Bldg.) U/S 400(1) of the KMC Act., 1980 and subsequently accepted by the Mayor-in-Council / Board of Administrators, the schedule of fees and charges will be calculated as per following Table :-

Determination of fees for retention of unauthorized structures

Table - 12

Sl. No.	Height of the Building	% of Market Value of I.G.R. to be considered
1.	Up to 10.00 meter	12.5%
2.	More than 10.00 meter upto 15.50 meter	37.5%
3.	More than 15.50 meter upto 21.50 meter	42.5%
4.	More than 21.50 meter	75%

The above system of calculation of fees and charges will be based on market value of unauthorized area as per market value determined by Directorate of Registration and Stamp Revenue, Finance Department, Govt. of W. B., IGR value is available in the Website- "wbregistration.gov.in". Executive Engineer (Building) of all Boroughs may enter into the above said website to determine the IGR value and to calculate the above stated fees and charges. The above calculation has to be made in lieu of following :-

- Fees for infringement of permissible FAR,
- Fees for infringement of Open Spaces,
- Table 9A (Certified Copy of Sketch Fee),
- Surcharge for non-residential use,
- Fees for conversion of Car Parking space in Building Sanctioned u/r 142 of the KMC Building Rules, 2009.

Other parameter in connection with the calculation of fees and charges of unauthorized construction will be as per prevailing schedule of rates.

16. Determination of fees for retention of unauthorized change of use areas which are allowed by Special Officer (Building) and Municipal Authority :

Table - 12 A

Sl. No.	Height of Building	% of Market Value of I.G.R. to be considered
1.	Up to 12.50 meter	15
2.	More than 12.50 meter upto 18.00 meter	45
3.	More than 18.00 meter upto 21.50 meter	50
4.	More than 21.50 meter	60

Note :

The above system of calculation of fees & charges will be based on market value determined as per valuation maintained by Directorate of Registration & Stamp Revenue, Finance Department, GoWB. The charges shall be percentage as given in Table - 12A (above) of the difference in market value between actual use and sanctioned use. If such differences is found negative, 50% of the sanction fees as per category being applied will be levied.

Other parameter in connection with the calculation of fees and charges of unauthorized constructions will be as per prevailing schedule of rates.

The above calculation has to be made in lieu of following :-

- Table 9A (Certified copy of Sketch Fee)
- Surcharge for non residential use.

17. Fees for change of Technical Person :

- For Change of LBS / Architect / ESE / ESR / Geo-Tech Engineer may be made and an Amount of Rs. 10,000/- for each such change will be charged.
- In case department take any disciplinary action for professional misconduct against LBS / Architect / ESE / ESR / Geo-Tech- Engineer or in case of death of any professional, in that case such change of professional will not be charged.

18. Extension of time period for completion of work in accordance with the sanctioned plan as per provision of Section 399 of the KMC Act, 1980 :

- For extension of validity of plans (if permitted), the permit fees as per current rates for the respective category of Building shall be charged according to the width of the road (as per Table - 2 & Table - 3).

RATES, TAXES, FEES & CHARGES FOR THE YEAR 2024 – 2025

- 2) In case of incomplete building the balance portion that remains to be constructed will be taken into consideration for payment of charges.
- 3) Where the construction could not be commenced **and / or plinth intimation has been made** within the stipulated period of time, the fees shall be charged upon the whole building as per current rates (as per Table - 2 & Table - 3) excluding all other fees & charges as per prevailing rate restricting the validity period up to five years from the original date of sanction. But further 5 years extension of the validity can be granted from the date of such extension if total permit fees is provided as per prevailing schedule.
- 4) For cases where :
 - a) Construction up to plinth level is completed :-
90% of the total permit fees for the portion to be revalidated will be levied.
 - b) Structural works like columns, slabs in framed structure building or in any masonry building with slab, beams, brick column, load bearing wall etc. are completed :-
 - i) 60% of total permit fees will be charged when no floor / roof slab has been cast.
 - ii) 50% of total permit fees will be charged when floor / roof slab has been cast.
 - c) Partition walls, doors and windows, stair, lift machine room & other necessary finishing works are not completed :-
 - i) 10% of total permit fees will be levied Up to 300 Sq.M. of floor area.
 - ii) 20% of total permit fees will be levied for more than 300 Sq.M. of floor area.
- 5) If revalidation of time period is allowed to a Sanctioned Plan and if it is found that the total covered area of the said plan is more than that permissible under prevailing Building Rule, the permit fees including all other relevant charges for the excess covered area will be charged at 2 times of the present fees.
- 6) If application for revalidation is made after expiry of sanction plan penalty will be levied in addition to the fees as stipulated in point (4) above :-
 - i) Within 3 months 5% of the fees for remaining work is to be calculated as stated above.
 - ii) More than 3 months to 6 months 10% of the fees for remaining work is to be calculated.
 - iii) More than 6 months to 1 year 15% of the fees for remaining work is to be calculated.
 - iv) More than 1 year 20% of the fees for remaining work is to be calculated.
- 7) If application for revalidation is made after expiry of sanction plan and the construction of Building is found complete following penalty is to be imposed :-
 - i) Within 3 months 50% of the basic sanction fees. (Table - 2 & Table - 3).
 - ii) More than 3 months to 6 months 60% of the basic sanction fees. (Table - 2 & Table - 3).
 - iii) More than 6 months to 1 year 75% of the basic sanction fees. (Table - 2 & Table - 3).
 - iv) More than 1 year 100% of the basic sanction fees. (Table 2 & 3).

19. Fees for issuing Completion cum Occupancy Certificate :

Table - 13

Use Group	Rate in Rupees per Sq.M.	
A) Residential, Educational & Institutional	If Covered Area is within 300 Sq.M. including all exempted area	20
	If Covered Area is above 300 Sq.M. including all exempted area	30
B) Govt. sponsored Educational, Institutional & Charitable Bldg. etc,	Irrespective of covered area in all floors Rs. 1,000/- only	
C) Other Categories of use except A & B above	For any Covered Area including all exempted areas	50

Note :

1. Rate shall be determined by considering Total Sanctioned Area of a Use Group. CC / Partial CC Fees Payable will be sum of (Use Group wise Area for which CC / PCC is being Granted multiplied by Corresponding Rate).

RATES, TAXES, FEES & CHARGES FOR THE YEAR 2024 – 2025

2. **Additional Fee payable for Partial CC cases :**

In addition to the normal fees as per the above table for the area for which PCC is being granted, the following fee will be applicable.

- i) If Land Area up to 300 Sq.M. and Primary Use Group is Residential / Educational / Institutional, additional fee of Rs. 2,000/- applicable.
- ii) If Land Area above 300 Sq.M. and up to 500 Sq.M. and Primary Use Group is Residential / Educational / Institutional, additional fee of Rs. 5,000/- applicable.
- iii) If Land Area above 500 Sq.M. or Primary Use Group is Commercial in nature, additional fee of Rs. 10,000/- applicable.
- iv) For Govt. sponsored Educational, Govt. sponsored Institutional & Charitable Buildings additional fee of Rs. 1,000/- applicable.

3. In case of Building funded entirely by MP / MLA / SS fees for CC will not be levied.

4. For Completion Certificate of Buildings which are already occupied (fully or partially) - 4 times of the fees as per Table - 13 will be levied for the portion which has been occupied, for rest portion normal fees as per Table - 13 will be applicable.

20. **Miscellaneous :**

Sl. No.	Item	Rate
I)	Fees for certified copies of Completion Certificate, and order copy in respect of section 400(1) & 416 of the KMC Act, 1980 etc.	Rs. 1000/-
II)	Application fee for certified copy of Building Plan	Rs. 100/-
III)	Inspection fee to inspect Building Plan	Rs. 400/- plus application fee of Rs. 100/-

21. **Fees for Technical Personnel :**

A. Subscription Fee :

Table - 14

Technical Personnel	Category	Fees (in Rupees) for one Year	Fees (in Rupees) for three Years
Licensed Building Surveyor	Class - I	2000/-	4800/-
Licensed Building Surveyor	Class - II	1000/-	2400/-
Empanelled Structural Engineer	Class - I	3500/-	8400/-
Empanelled Structural Engineer	Class - II	2500/-	6000/-
Empanelled Geo-Technical Engineer	Class - I	3500/-	8400/-
Empanelled Geo-Technical Engineer	Class - II	2500/-	6000/-
Empanelled Structural Reviewer & E.S.E.-I (Combined)	Combined	12000/-	30000/-

B. Late Fees :

Late fee for renewal of Licence to be applicable from 1st July of the year.

Table - 14.1

Technical Personnel	Rs. per month or part thereof
Licensed Building Surveyor (LBS)	LBS I : 100/- LBS II : 50/-
Empanelled Structural Engineer (ESE)	ESE I : 100/- ESE II : 50/-
Empanelled Geo-Technical Engineer (GTE)	GTE I : 100/- GTE II : 50/-
Empanelled Structural Reviewer & ESE - I (Combined)	ESR I : 250/-

RATES, TAXES, FEES & CHARGES FOR THE YEAR 2024 – 2025

C. Fees for issuing duplicate card :

Table - 14.2

Technical Personnel	Rs. Per month or part thereof
LBS / ESE / Geo-Tech Engineer	Rs. 1200/-
Structural Reviewer & ESE-I (Combined)	Rs. 1200/-

22. **Fees for repairing of existing building u/s 410 of the KMC Act., 1980 & under Rule 3(2) of the KMC Building Rules, 2009 :**

Table - 15

Width of means of access	Description	Rates in Rupees	Remarks
Upto 5.00 meter	i) R.C.C. Slab / Floor (in floor area) ii) Brick Works ii) Beam, Column, Foundation etc.	Rs. 100/- per Sq.M. Rs. 300/- per Cu. M. Rs. 350/- per Cu. M.	For building other than residential use group fees u/r 3(2) shall be charged using multiplying factor applicable for respective use group according to Table - 3. Other fees & charges will be levied as usual.
Above 5.00 meter upto 7.00 meter	i) R.C.C. Slab / Floor (in floor area) ii) Brick Works ii) Beam, Column, Foundation etc.	Rs. 125/- per Sq.M. Rs. 350/- per Cu. M. Rs. 400/- per Cu. M.	
Above 7.00 meter upto 15.00 meter	i) R.C.C. Slab / Floor (in floor area) ii) Brick Works ii) Beam, Column, Foundation etc.	Rs. 150/- per Sq.M. Rs. 350/- per Cu. M. Rs. 400/- per Cu. M.	
Above 15.00 meter	i) R.C.C. Slab / Floor (in floor area) ii) Brick Works ii) Beam, Column, Foundation etc.	Rs. 200/- per Sq.M. Rs. 400/- per Cu. M. Rs. 500/- per Cu. M.	

23. **Fees for installation of lift in existing building u/s 410 of the KMC Act, 1980 :**

- 1) In case of Residential Building Fees : Rs. 5000/- per SqM. of ground covered area of the lift well including lift lobby.
- 2) In case of Office / Commercial / Factory etc. : Rs. 12000/- per SqM. of ground covered area of the lift well including lift lobby.

24. **Permit Fees for roof garden if sanctioned as per norm :**

Roof Garden with restaurant or commercial use will be charged for effective covered area on roof as per Table - 2 & Table - 3 considering rates including all the charges.

25. **Fees for Revised Sanction :**

If any revised plan is submitted in modification to a sanctioned building plan within its validity period and where work hasn't been commenced then the higher of the following amounts will have to be paid by the applicant for revised sanction :-

1. The amount of sanction fees including all other charges (excluding Drainage Development Fees) as per present submitted plan on the basis of present rate in excess of the amount paid during initial sanction.
2. 25% of the sanction fees as per present rate including all other charges (excluding Drainage Development Fees) as would be applicable from time to time.

In addition to the above, the amount of Drainage Development Fees as per present submitted Plan in excess of the amount paid during initial sanction has to be paid. If it is found that more than such payable amount is already paid during initial sanction, no refund will be made.

RATES, TAXES, FEES & CHARGES FOR THE YEAR 2024 – 2025

26. Mechanical Parking Installation Fees :

- Rs. 50,000/- per Car Parking

The fees as stated above is for additional car parking by providing Mechanical Car Parking excluding single layer parking, applicable for both open and covered parking.

27. Fees for Swimming Pool :

1. Total fees as will be applicable for the covered area of the galleries considering respective scale of fees and charges has to be levied. 50% of the covered area of the galleries will be taken into consideration for all practical purposes.
2. In addition to above, 10% of the total area of the water body will be taken into consideration as covered area for determination of fees and charges for all practical purposes. Area of the bank will not be considered for any fees.

28. Charges for allowing temporary change of use or for temporary construction allowing relaxation of existing structure for construction of main building (if permitted) :

Sl. No.	Period	% of the basic sanction fee as per Table - 2
1.	For 1 year or part thereof	25
2.	For 2 years or part thereof	40
3.	For 3 years or part thereof	50
4.	For 4 years or part thereof	70
5.	For 5 years or part thereof	100

29. Charges for setting up of Mobile Tower or Base Tower Substation [BTS] (Subject to NOC from respective authority) :

1)	Sanction fees	As per Fees & Charges prescribed in Order issued by the Department of IT & E, GoWB vide No. : 585-Estt / ITE-20012 / 2 / 2020, dated - 28/12/2020.
2)	Regularization fees	As per Circular issued by the Department of IT & E, GoWB vide No. : 1129-Estt(IT) / ITE / 17011 / 2 / 2020, dated - 21/12/2022 read with Circular issued by the Department of IT & E, GoWB vide No. 676-Estt(IT) / ITE / 17011 / 2 / 2020, dated - 03/08/2022.

Note :

The guidelines for sanction and regularization of Mobile Tower or Base Tower Substation [BTS] and its details is available in <https://anumati.itewb.gov.in>

30. Rate for Demolition Work :

Cost to be realised from person responsible @ Rs. 12,000/- per 100 Sq.M. or part thereof.

31. Fees for granting additional FAR in terms of rule 69A of the KMC Building Rules' 2009 :

Table - 16

Rule	Reference
Proposals involving rule 69A of the KMC Building Rules, 2009	As per D. G. (Building) Circular 09 of 2015-16, dated - 10/12/2015.

Following guidelines will be followed for granting of building plan with additional FAR for Green Buildings and other categories of building as stated in Rule 69A of the KMC Building Rules, 2009 :

- 1) In terms of memo No. 624 / MA / O / C-4 / 3R-3 / 2014(Pt.), dated - 09/09/2015 issued by the Joint Secretary of the Govt. of West Bengal; Department of Municipal Affairs; the incremental fees / charges on the additional "Floor Area Ratio" in the following manner :

RATES, TAXES, FEES & CHARGES FOR THE YEAR 2024 – 2025

- i) In case of “Green Buildings” the rates / charges payable for availing additional “Floor Area Ratio” as mentioned in clause (a) of sub-rule (1) of rule 69A of the said rules, shall be 10% of the incremental land, as per the circle rates of the Inspector General (Registration) of the said land.
- ii) In case of the other categories as mentioned in clause (b) & (c) of sub-rule (1) of rule 69A of the said rules, the fees / charges payable for additional “Floor Area Ratio” shall be 25% of the incremental land as per ‘Circle rates’ of the Inspector General (Registration) of the said land.

2) Definition of “Incremental Land” is :

“Notional additional land required for giving the addition Floor Area Ratio”.

3) The “Incremental Land” may be derived as per following formula :

If, Area of the Land = X

Permissible FAR as per rule 69 = Y

Incremental FAR as per proposal in terms of rule 69A = Z

Then, Incremental Land Area = $(X * Z) / Y$

Example :

Let, X = Land Area = say 1,000 Sq.M.

Y = Permissible FAR as per Rule 69 = say 2.00

Z = Additional / Incremental FAR as per Rule 69A = say 10% of Y i.e. 0.20

then, Incremental Land Area = $(X * Z) / Y = (1000 * 0.20) / 2.00 = 100 \text{ Sq.M.}$

(Incremental Land Area = Z % of X; i.e. 10% of 1,000 Sq.M. = 100 Sq.M.)

- 4) Applicant has also to pay building sanction fees and charges as per KMC schedule of rates including advance Cess under the Building and other Constructions, Workers’ Welfare Cess Act, 1996 and KMDA Development Charge where applicable for additional portion of construction in addition to the charges levied as proposed in Para 1 to 3 above.
- 5) ‘Circle Rates’ of Inspector General (Registration) of the said land should be certified by Inspector General (Registration).
- 6) The applicant has to submit an undertaking that in case of collection of short realization due to mistake in calculation, the applicant has to pay the shortfall amount if detected.

32. Fees for granting additional FAR under Rule 69B of the KMC Building Rules, 2009 for Mercantile (retail) and Business Building :

Table - 17

Rule	Reference
Proposals involving Rule 69B of the KMC Building Rules, 2009	Vide notification No. 240/MA/O/C-4/3 R-1/2019 dated 24 th day of February, 2022 communicated as per Communique D.G. (Building) Circular, dated - 26/02/2022

In case proposal involving Rule 69B of the KMC Building Rules, 2009 the fees and charges payable for additional floor area ratio shall be 10% on the incremental Land to be levied as per Market Value as determined by Directorate of Registration & Stamp Revenue, Finance Department, Govt. of W. B. – IGR value is available in the website - wbregistration.gov.in.

33. **Additional fees for Infrastructure Development :**

Table - 18

Rule	Reference
Additional fees for infrastructure development for the proposal having total built up area more than 2000 Sq.M. while dealing the sanctions under Section 393, 393A, 394 of the KMC Act, 1980 & Rule 25(2b) of the KMC Building Rules, 1990 / Rule 26(2b) of the KMC Building Rules, 2009. For Rule 25(2b) or Rule 26(2b) cases, this fees is to be levied only on the excess built up area.	@ Rs.100/- per Sq.M. of the built up area

34. **Management of C & D Waste and Realisation of Charges for Transportation and Processing :**

Table - 19

	Plot area	If collection & Transportation done by KMC	Processing charges & charges for disposal of rejects	Supervision Charges
1	Plot Area more than 500 Sq.M.	10 to 15 Km Rs.460/T 15 to 20 Km Rs.515/T	Generator shall pay on the processing charge @ of Rs.419.00/MT	@ of 20% on Total charges (Transportation Charge + Processing Fee)
2	Plot Area up to 500 Sq.M.	20 to 25 Km Rs.570/T	NIL	@ of 10% on Total charges (Transportation Charge)

Note :

1. For demolition of existing building : 450 KG/Sq.M. of total built up area,
For new Construction : 50 KG / Sq.M. of total built up area,
For repairing : 50 KG / Sq.M. of total built up area.
2. Processing charges & charges for disposal of rejects for plot area upto 500 Sq.M. is to be borne by KMC.
3. All ranges of transportation, loading unloading fees will increased @ 10% in every two years.
4. For radial distance beyond 25 Km, additional transportation charge will be Rs.55/T for every additional 5 Km or part thereof.

35. **Penalty Fees & Charges for illegal collection, transportation and dumping of C & D Waste :**

Table - 20

Sl. No.	Description	Penalty fees & charges (in Rs.)
(i)	Mixing of construction debries with municipal solid waste	10,000/-
(ii)	Dumping C & D waste in public places	20,000/-
(iii)	Dumping C & D waste in water bodies and drains	Punishment with imprisonment for a term which may be extended to three years or with fine which may extend to Rs.2,00,000/- or with both.
(iv)	Penalty for not removing C & D waste from the site within 7 days after the completion of construction / demolition works	Rs. 5,000/- ton
(v)	Penalty for not delivering C & D waste in segregated manner.	Rs. 10,000/-

36. Penalty against the owner / developer during construction for violating the norm prescribed by the Environment Department, GoWB :

Following penalty shall be imposed / charged against the owners / developers for violation of the norms as prescribed by the Environment Department, Govt. of West Bengal along with Office Circular No. 09 of 2022-23 dated 29/10/2022 issued in this regard by Director General (Building) during construction.

Sl. No.	Total floor area (in Sq.M.)	Penalty per day (Rs.)
01	200 - 500	2,000/-
02	500 - 1000	3,000/-
03	1000 - 1500	5,000/-
04	1500 - 2000	7,000/-
05	2000 - 3000	10,000/-
06	3000 - 5000	15,000/-
07	5000 - 10000	20,000/-
08	10000 - 15000	25,000/-
09	15000 - 20000	30,000/-
10	20000 - 25000	40,000/-
11	Above 25000	50,000/-

37. Imposition of Cess under the Building & other Construction, Workers' Welfare Act, 1996 :

1. Advance Cess @ Rs. 1.0% of the estimated cost of construction during disposal of the application for new proposals, additions / alteration and regularization where cost of construction is more than 10.00 Lakhs along with usual fees and charges has to be deposited.
2. Advance Cess will be levied as per guideline of the cost of construction within Kolkata Metropolitan Development Area as prescribed by the Jt. Secretary, GoWB which is as follows :
 - a) With IPS flooring Rs. 5,400/- Sq.M.
 - b) With Mosaic flooring Rs. 6,300/- Sq.M.
 - c) With Marble flooring Rs. 7,300/- Sq.M.
 - d) Other floor finish has to be included in 'c' i.e. Marble Flooring.