

3.07 Building permit fee, completion fees, temporary structures permit fees and calculations thereof :

- 3.07.01 The applicant shall deposit building permit fees as stipulated by SIDA from time to time. The present scale of fees for building permit is as follows:
- i) Industrial buildings - Rs. 5/- per sqm of covered area on all floors
  - ii) Residential buildings - Rs. 2/- per sqm of covered area on all floors.
  - iii) Commercial buildings - Rs. 10/- per sqm of covered area on all floors.
  - iv) For all other type of buildings - Rs. 10/- per sqm of covered area on all floors.
  - v) Completion fees - Rs. 4/- per sqm of covered area on all floors
- 3.07.02 If the use of the buildings is changed, then the fee in case of additions and alterations shall be calculated with reference to the use proposed. (As per G.O. of Avas Anubhag, Govt. of Uttaranchal).
- 3.07.03 In case of re-erection of an existing building after demolition, fees chargeable shall be the same as for a new building.
- 3.07.04 The fee for revisions to plans for a building which has already been sanctioned shall be one fourth of the fee chargeable for the sanctioned plan, provided the covered area of the building has not increased from that original in sanctioned.
- 3.07.05 The area covered in the basement and service floors shall be added in the covered area for purpose of calculation of fees.
- 3.07.06 The fee in case of buildings with principal and subsidiary occupancies, in which the fees leviable are different than the fees for the total building scheme, shall be as per rates for individual occupancies.
- 3.07.07 The revalidation fee of a building permit shall be 10 per- cent of the original building permit fee paid with the application, if the application is made within the period of validity of the building permit. Otherwise, the process starts afresh with all fees leviable at extant rates. In case the building is under construction as per sanctioned plans and the application is made after the validity period, the revalidation fee shall be the original building permit fee.
- 3.07.08 In case of construction without issue of building permit or fees accompanying application for building permit, a penalty shall be levied as per provision of Section 13.
- 3.07.09 In case of construction without revalidation a fee of Rs. 20 per sqm of covered area shall be levied if all provision as per byelaws are complied with.
- 3.07.10 An affidavit on Rs. 10 stamp paper duly notarized, shall be submitted by applicant that all malba during construction shall be kept within the plot.
- 3.07.11 If rectification of all objections is not done even after two objection letters issued by SIDA, Rs. 500 shall be levied towards site visit fees for each subsequent visit.
- 3.07.12 The applicant shall deposit 25% of the building permit fees for temporary structures (other than labour hutments) as per individual use of the structure. Labour hutment fees shall be Rs. 0.25 per sqm. of covered area.
- 3.07.13 Water, Sewer and other service connection charges shall be paid as levied by SIDA
- 3.07.14 The CEO / SIDA shall be empowered to revise the fees/charges mentioned in this item clause No. 3.07.

## COMPOUNDING BYE LAWS

### 13. The Guiding Principles for Composition of Offences Under Section 13.

13.1. Offences committed by the following, shall not be compounded:

- (a) Development in violation of the proposals of the Master Plan and Zonal Plans.
- (b) Development of land which is either wholly or partly, a public premises as defined in the Public Premises (Eviction of Un-authorized Occupants) Act, 1972.
- (c) Construction within the prescribed front open space (setback).
- (d) On the first floor of constructions within the prescribed side and rear open spaces (setbacks) which have been compounded earlier.
- (e) If the FAR of the construction exceeds the prescribed FAR by more than 20%
- (f) Construction exceeding the prescribed height of a building by more than 2m.

13.2 For carrying out of development without obtaining prior permission of the CEO, or when the development is not in accordance with sanctioned plan, in such a way that the GIDCR-2005 and the bye-laws are not contravened, the offence may be compounded after charging the composition fee at the following rates:

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| (a) Development of land  | Rs. 100 per sqm of the area under development.                             |
| (b) Erection, re-erection, addition or alteration or a building. | Rs. 200 per sqm of the covered area erected, re-erected, added or altered. |
| (c) Construction of boundary wall.                               | Rs. 100 per running metre.   |

13.3 For carrying out development either without prior permission of the Managing Director or in contravention of the sanctioned plans, in such a way that the provisions of the Act(GIDCR) or the bye-laws have been contravened, the offence may be compounded after charging the composition fee at the following rates:-

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| (a) Development of site | Rs 200 per sqm of the Area under development. |
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(This composition fee shall be in addition to the development charges leviable under Section 3.07 of this GDCR or cost of development recoverable under any other provision of this GDCR or bye-laws.)

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| (b) Construction within side | Rs. 5000/- per sqm. Of the covered |
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|     | open space (setback)   | area subject to the minimum of Rs. 4,00,000/-  |
| (c) | Construction within the rear open space (setback)                | Rs. 4000/- per sqm of the covered area subject to minimum of Rs. 3,00,000/-  |
| (d) | If the plot coverage is more than prescribed.                    | Rs. 3000/- per sqm of the area exceeding the prescribed limit.   |
| (e) | If the FAR is more than prescribed.                              | Upto 10%, Rs. 10000/- per sqm of the covered area, above 10% but below 20% Rs. 20,000/- per sqm of the covered area. |
| (f) | If the clear height inside the room is less than the prescribed. | Rs. 2400/- per sqm of the area of the room.  |
| (g) | Construction of a boundary wall                                  | Rs. 200/- per running metre.   |
- 13.4 Composition fees for height exceeding 21.0m upto 23.0m. (Max.).  
@Rs. 200/- per sq.m. on the covered area of the raised portion.
- 13.5 Max. compoundable height of boundary wall-2.5m.
- 13.6 Composition fee for carrying out construction work without applying for approval from SIDA.
- Plot area upto 2000 sq.m. – Rs. 50,000/-  
Above 2000 sq.m. – Rs. 1,00,000/-
- 13.7 Composition fee for truss roof above 15m upto 17m (maximum) @ Rs. 100/- sq.m on covered area of the raised portion.
- 13.8 Compounding of other setbacks (Adjacent to the main building):  
Front setback : Not allowed  
Side and Rear setbacks: Upto 10% area of permissible ground coverage.
- 13.9 If the development has been carried out without submission of map application as per bye-laws, the prescribed map application fee and development charges shall also be levied in addition to the composition fees as prescribed in bye-laws for composition of offences.
- 13.10 If the offence is committed by carrying out unauthorised development which falls in more than one type as indicated in foregoing bye-laws, the composition fees may be charged separately for each type of unauthorised development.
- 13.11 For development in and within 100 metres of the old village abadis, the rates of composition fee will be half of those prescribed in foregoing bye-laws.
- 13.12 The rates of composition fees as laid down in foregoing bye-laws are only for general guidance and SIDA or the officer empowered for the purpose shall have full discretion on the levy of the composition fees.
- 13.13 For the matters not specified in foregoing bye-laws SIDA or the officer empowered for the purpose, may determine the composition fees at the rates which in his discretion are appropriate, reasonable and just.
- 13.14 It shall be on the discretion of CEO/SIDA to permit compounding. Before permitting/compounding, the neighbour shall be given an opportunity to oppose the compounding process.