

UP revises slabs for permit fees, realtors to pay 20% less for project map approvals

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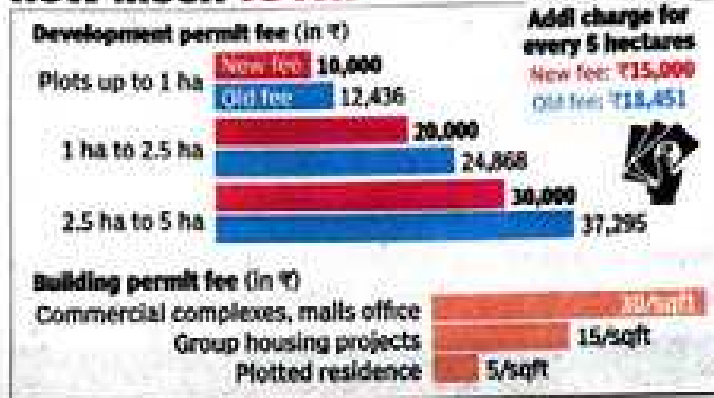
Ghaziabad: Builders will now have to pay less in development permit fees to the development authority for project map approvals.

UP govt has standardised the slabs for obtaining the development permit fee under the UP Urban Planning and Development (Assessment, Levy and Collection of Development Permit Fee, Building Permit Fee, and Inspection Fee) Act through a gazette notification on Jan 28.

The fee for a development permit—an official authorisation granted by the local governing body that allows a realtor to proceed with construction on a land parcel, ensuring it complies with all zoning regulations, land use plans and building codes—is to be paid at the time of submitting the initial layout plan of a project and will be charged on the total area of a project's map.

"Till now, the development

HOW MUCH TO PAY



permit fee rate and the area to be developed were neither fixed nor uniform. To do away with this, UP govt standardised the slabs for the development permit fee," GDA secretary Rajesh Kumar Singh told TOI. Officials said different slabs would now be effective depending on the size of the projects. For instance, builders will have to pay Rs 10,000 for plots up to 1 hectare in size. Earlier, GDA would charge Rs 12,436 for a similar land parcel.

For plots ranging between 1 hectare and 2.5 hectares, the fee is now Rs 20,000, compared to Rs 24,868 earlier. Similarly, for land sizes over 2.5 hectares to 5 hectares, the rates have been fixed at Rs 30,000, down from Rs 37,295. There is an additional charge of Rs 15,000 for every 5 hectares of plot size, which was Rs 18,451 before, officials said.

Once the layout map is approved, realtors will have to pay a fee to obtain a building per-

mit—a licence to construct or renovate a building at a particular site—on the covered area.

"UP has fixed building permit fees for commercial complexes, shopping centres, malls, and properties for office and mixed use at Rs 20/sqm. For group housing projects, the fee is Rs 15/sq foot and for plotted residence it is Rs 5/sqm," the GDA secretary said.

Once ready, a completion certificate for a project or a building is issued by the development authorities following a mandatory inspection to ensure adherence to the layout.

"This is a tedious exercise and the state govt levies a fee as 'inspection charge'. The inspection fee for obtaining a development permit has been fixed at Rs 10/sqm, payable on the total area of the layout. Inspection charge for obtaining building permits is Rs 20/sqm, payable on the total floor area of buildings, whether single-storey or multi-storeyed," the GDA official said.