

GOVERNMENT OF ASSAM
URBAN DEVELOPMENT DEPARTMENT
ASSAM SECRETARIAT: C- BLOCK, 1st FLOOR
DISPUR: GUWAHATI-781 006

Dated Guwahati, the 1st November, 2016.

NOTIFICATION

No. 133D(M)102/2015 Pt 111 : In pursuant to the Assam Ease of Doing Business Act, 2016 (Assam Act V of 2016) , the Governor of Assam is pleased to notify the following fees, as provided in the Assam Notified Urban Areas (other than Guwahati) Building Rules, 2014.

This will apply to all Municipal boards, Town Committees and Development Authorities in the state of Assam.

Fees for permission.—

(1) No application, petition, notice or appeal to the Authority in respect of permission for any development or sale of land shall be considered valid by the Authority unless and until and the person giving the notice has paid the processing fees as per Schedule appended to these rules to the Authority. Provided that Central and State Govt. and the local Authority need not pay this application fees: Provided further that these shall be payable only once in respect of a particular application etc. until it is disposed of by the Authority and in relation to that particular application.

Schedule-VIII

(see rule 18)

(i) Rate of application fees for erection of new residential building (including group housing institutional building religious, cultural etc.) shall be as under

Type I	Type II	Type III
Assam type pitched roof with C.I. or A.C. sheets timer framed structure with Fkra or splth bamboos walls with plaster. Rs.2.00 per sq.m.	Pitched roof with C.I. or A.C. sheet R.C.C. or R.B column or posts. brick with cement plaster walls. Rs.3.00 per sq.m.	R.C.C. Type Rs.10.00 per sq.m. of plinth area for ground floor and additional Rs.2.00 per sq.m of floor area for each subsequent floors. When the top floor is of pitched roof this floor shall be considered as of type I or II as per nature or construction and the fees shall be calculated accordingly.

(ii) Application fees for re-erection of an existing building shall be same as for erection of a new building prescribed in (i) above.

(iii) Application fees for any addition or alteration of an existing building shall be same as for erection of a new building as prescribed in (i) above.

(iv) Application fees for commercial, industrial and building for shops, godown, hotel, office, banks etc. shall be charged at the following

- (a) General commercial - 4 times of the rate of new residential building.
 - (b) Industrial and godowns - 5 times of the rate of new residential building.
 - (c) Others - 2 times of the rate of new residential building
- (also includes apartments, schools, hospitals).

(v) In calculating the total floor area for determining the fees, fraction of sq.m. if any shall be rounded to next higher integral, and subject to minimum for Rs.100/-

(vi) If a building or a part of the building has been constructed unauthorizedly, i.e. without obtaining the required building permit from the Authority as required by these rules, the same shall be compounded at the following rates provided, that the construction otherwise conforms to the provisions of these rules.

- (a) Five times the rate of normal permission fees ; for residential, public and semi public, institutional, educational buildings
- (b) Ten times the rate of normal permission fees; for commercial, apartment, industrial and similar buildings
- (c) For incomplete building, compounding fee shall be calculated on the pro rata basis

- (A) Application fees for a filling Station Rs.20, 000.00
 (B) Application fees for Cinema, Theatre, multiplex etc. Rs.10, 000.00 in addition to normal fees.
 (C) Application fee of telephone tower Rs.25, 000.00.
 (D) Application fees for erection of R.C.C. or brick compound walls: Iron grill or wire netting fencing with iron or R.C.C. brick columns shall be charged Rs.50.00per hundred R.M. of length or part thereof. For brick R.C.C. the rate shall be Rs.200.00 per hundred R.M. of length or part thereof.
 (E) Application fees for development of site including earth filling shall be as under
 (a) For residential, public and Semi public, institutional etc. the rate of fees shall be Rs.20.00 per unit as per Zoning Plan subject to a minimum of Rs.50.00.
 (b) For Commercial, industrial, etc. the rate of fees shall be Rs.60.00 per Zoning subject to a minimum of Rs.150.00
 (F) Fees at the following rates shall be payable to the Authority for a land use Certificate for a particular site for a particular proposed construction. This is not a permission for actual construction.

Residential	Non-residential, except Filling Station and Theatre	Filling Station/ Medium Industry	Cinema/ Theatre		
			Huts and temporary sheds	Other including light Industry	
Rs.50/-	250/-	100/-	500/-	1000/-	1500/-

- (G) Fees for NOC for Electric Connection - Rs.50/- for each application.
 (H) Fees for appeal to Sub-Committee on Zoning Appeals:--
 (i) Fees for appeal of residential building of any type Rs.100.00 on flat rate basis
 (ii) Fees for non residential building Rs.200.00 flat rate basis
 (iii) Fees for Cinema, Theatre Rs.1000.00 on flat rate basis
 (iv) Fees for Filling Station etc. Rs.1000.00-on flat rate basis
 (I) Application fees for NOC for sale / transfer / sub-division of land is 1% of total of land as fixed by D.C. district concerned, which is to be paid after approval. However, a processing fees of Rs.250/- to be paid with each application, which shall be adjusted with the actual fee later on if approved.

Miscellaneous Fees item	Rate of Fees
(i) Renewal of Building permission	15% of the fees paid for the original permit.
(ii) Duplicate copy of NOC	Rs.50/- per copy.
(iii) Attested of duplicate copies of approved plan	Rs.50/- per copy.
(iv) For furnish copies of map.	Rs.25/- per copy.
(v) Fees for revision of plan after approval.	15% of the fees paid for original permit plus additional fees for additional area if any

- (J) Stacking of any building material on Govt. land / road shall be fined by Authority for the validity of the building plans and stacking charge shall be levied which is Rs.2.00 per sq. m. of covered area of the plot - month
 (K) A building permission processing fee at the following rate to be paid at the time of application. Actual fee to be paid once the proposal is approved before issue of formal NOC. This processing fee is not refundable but shall be adjusted with building permission fees.
 (i) A.T building - 100/-
 (ii) For building upto G+2 floor - Rs.200/- (Rupees Two hundred) only.
 (iii) For building above G+2 floor - Rs.500/- (Rupees Five hundred) only
 (iv) Above 2nd floor added - Rs.500/- per floor.
 (L) All the rates provided in this schedule shall be reviewed at an interval of 3 years from the date of approval and enforcement of these rules.
 (M) In case of Green building, there shall be reduction of 10% on all applicable fee.

This will come into force with immediate effect.

Sd/- (Dr. Ravi Kota, IAS)
 Commissioner and Secretary to the Govt. of Assam
 Urban Development department

is forwarded for information to :

Memo No : UDD(M)102/2015 pt III-A:

Dated 1st November,2016.

1. PS to Minister, Industries & Commerce Department, Assam
2. PS to Chief Secretary to the Government of Assam, Dispur, Guwahati-6.
3. PS to the Commissioner & Secretary, Industries & Commerce Department.
4. Concerned Department



Secretary to the Government of Assam
Urban Development department, Dispur, Assam.