

ILLUSTRATION FOR CALCULATION OF REGULARISATION FEE UNDER ORDINANCE, 2016

➤ **For a Residential Building having following parameters/Regulations:-**

Sr. No.	Description	Dimensions	Area
1.	Plot Area	15.00 M x 10.00 M	150.00 M ²
2.	Built -up Area	11.50 M x 7.00 M	80.50 M ²
3.	Set Backs /Open Area (2.00 M,1.50M,1.50M,1.50M)	150.00 M ² - 80.50 M ²	69.50 M ²
4.	FAR= 1.75 thus Total Built-up Area	150 M ² x 1.75	262.50 M ²
5.	No. of Storeys	262.50 M ² /80.50 M ²	3.26 Nos. Say 3 Nos.
6.	Deviations in Set Back /open area (35%)	35% of 69.50M ² in Ground Floor	24.32 M²
7.	Deviations in Set Back /Open Area (70%)	70% of 69.50M ² in Ground Floor	48.65 M²
8.	Un-authorized 1 Storey with 35% deviations	Constructed Area =80.50 M ² +24.32 M ²	104.82 M²
9.	Un-authorized 1 Storeys with 70% deviations	Constructed Area =80.50 M ² +48.65 M ²	129.15 M²

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Sr. No.	Description	Deviations M ²	Within Municipal limits		Outside Municipal limits	
			Rate (Rs/ M ²)	Amount(Rs)	Rate(Rs/ M ²)	Amount (Rs)
1.	(a) Where permission has been taken for development but deviations have been made on the set backs up to 35 %:					
	(i) Ground Floor	24.32	800	19,456	400	9,728
	(ii) Subsequent Two Floors	48.65	400	19,460	200	9,730
-	A- Total for 3 Storeys	72.97	-	38,916	-	19,458
	(b) for deviations on the set backs up to 70 %:					
	(i) Ground Floor	48.65	1600	77,840	800	38,920
	(ii) Subsequent Two Floors	97.30	800	77,840	400	38,920
-	B- Total for 3 Storeys	145.95	-	1,55,680	-	77,840
2.	Where permission has been taken for development but deviations have been made in number of storeys:-					
	(a) up to 100 M² constructed area of the un-authorized storeys:	-	1500	-	1000	-
	(b) for more than 100 M² constructed area of the un-authorized storeys:					
	(i) Un-authorized 1 Storey with 35% deviations.	104.82	3000	3,14,460	2000	2,09,640
	(ii) Un-authorized 1 Storey with 70% deviations.	129.15	3000	3,87,450	2000	2,58,300
-	35% Deviations in 3 Storeys + 1 Un-authorized Storey =A+ Total	-	-	38,916+3,14,460 =3,53,376	-	19,458+2,09,640 =2,29,098
-	70% Deviations in 3 Storeys + 1 Un-authorized Storey =B+ Total	-	-	1,55,680+3,87,450 =5,43,130	-	77,840+2,58,300 =3,36,140

3.	(a) Where permission has not been taken for development and deviations on the set-backs have also been made up to 35%:					
	(i) Ground Floor	24.32	2400	58,368	1200	29,184
	(ii) Subsequent Two Floors	48.65	1200	58,380	600	29,190
-	A- Total for 3 Storeys	72.97	-	1,16,748	-	58,374
	(b) Where permission has not been taken for development and deviations on the set-backs have also been made up to 70%:					
	(i) Ground Floor	48.65	4800	2,33,520	2400	1,16,760
	(ii) Subsequent Two Floors	97.30	2400	2,33,520	1200	1,16,760
-	B- Total for 3 Storeys	145.95	-	4,67,040	-	2,33,520
	(c) Where permission has not been taken for development and deviations in number of storeys have also been made:-					
	(i) up to 100 M² constructed area of the un-authorized storeys:	-	4500	-	3000	2,41,500
	(ii) for more than 100 M² constructed area of the un-authorized storeys:					
	(I) Un-authorized 1 Storey with 35% deviations.	104.82	9000	9,43,380	6000	6,28,920
	(II) Un-authorized 1 Storey with 70% deviations.	129.15	9000	11,62,350	6000	7,74,900
-	35% Deviations in 3 Storeys + 1 Un-authorized Storey =A+ Total	-	-	1,16,748+9,43,380 =10,60,128	-	58,374+6,28,920 =6,87,294
-	70% Deviations in 3 Storeys + 1 Un-authorized Storey =B+ Total	-	-	4,67,040+11,62,350 =16,29,390	-	2,33,520+7,74,900 =10,08,420

Remarks:-

- Above Rates shall be decreased by 50% for the persons falling under the categories of Below Poverty Line (BPL) and Economically Weaker Sections (EWS) of the society.
- Above Rates shall be increased by 100% for Commercial or Hotel or Tourism or Industrial or other Uses.
- The change of land use fee, as specified under clause (d) and clause (e) of sub-rule (2) of Rule 16 of the Himachal Pradesh Town and Country Planning Rules, 2014, shall be charged separately in addition to the above specified fee.
- Rs.1000/-is the cost of Application Form (Appendix-I) and Rs.100/-are the e-charges which are to be paid extra.
