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- **3 pages of carbon copy of Regulation 1976 of Ranchi Regional Development Authority (fixation of fees for sanction of lay-out plans & building plan)**

RANCHI REGIONAL DEVELOPMENT AUTHORITY (FIXATION OF FEES FOR
SANCTION OF LAY-OUT PLAN AND BUILDING PLAN) REGULATION 1976.

No. _____ In exercise of the powers conferred by section 30 of the Bihar Regional Development Authority Ordinance read with sub-sections 32(1) and 36(3) of the same ordinance the Ranchi Regional Development Authority hereby makes the following Regulation:-

1. Short Title: These Regulations may be called "The Ranchi Regional Development Authority (Fixation of fees chargeable for sanction of lay-out Plan and Building Plan) 1976.
2. Definitions:- Chairman, Vice-Chairman, Secretary, etc. will mean the Chairman, Vice-Chairman, Secretary of the Ranchi Regional Development Authority
Regional
"Authority" means the Ranchi/Development Authority
"Ordinance" means the Bihar Regional Development Ordinance. ~~Authority~~

All other words and expressions used in these Regulations but not defined therein have the same meanings as have been assigned to them in the Bihar Regional Development Authority Ordinance

3. No application for sanction of lay-out Plan for utilizing, selling, or otherwise dealing with any land under section 37 of the Bihar Regional Development Authority Ordinance, shall be deemed valid unless and until the person applying has paid fees as per scale given in rule 5, and an attested copy of the receipt of such payment is attached with the application.
4. No application filed under section 36 of the Ordinance for sanction of plan (a) to carry out a development plan or any other development work ; (b) to erect a building, or (c) to make any addition or alteration thereto, shall be deemed valid unless and until the person applying has paid fees as per scale given in Regulation 6 and an attested copy of the receipt of such payment is attached with the application.
5. Lay-out Plan: The scale of fees for the sanction of Lay-out plan under section 32 of the Ordinance shall be as follows :-
 - (i) For area upto 1 Acre... Rs.100/-
 - ii) For area between 1 Acre upto 1 Hectr-Rs.500/-
 - iii) For area between 1 Hectr and 2.5 Hect-Rs.1000/-
 - iv) For area between 2.5 Hectr and 5 Hect-Rs.1500/-
 - v) For every addition of 5 Hect or Part Rs.500/- thereof.

In the case of Lay-out Plan for commercial mercantile and business uses, the above fees shall be doubled for different land sizes as given in (i) to (v) above.

6. Building Plan: The scale of fees for the sanction of development plan or any other development work etc. as defined in sections 36 of the Ordinance shall be as follows :-

(i) <u>RESIDENTIAL</u>	
<u>Covered area on all floors.</u>	<u>Fees in Rupees.</u>
Upto 50 Sqr. meter-	Rs. 10/-
,, 51 to 100 Sqr.meter-	Rs. 25/-
,, 101 to 150 Sqr. M.	Rs. 50/-
,, 151 to 500 Sqr.M.	Rs.100/-

For above 300 Sq.m. Rs.10 extra will be charged for every 50 Sqr. Meter or part thereof.

(ii) Business, Mercantile (Commercial) and assembly Buildings: (ie.shops, show rooms, business offices, godowns warehouses, Banks Cinemas, theatres, clubs etc).

<u>Covered area on all floors.</u>	<u>Fees in Rupees.</u>
Upto 20 Sqr.meter-	Rs.100/-
21 to 50 Sqr.meter-	Rs.200/-

For above 50 Sqr.meter @ Rs.200/- every additional 50 sqr.meter or part thereof above Rs.200/- shall be charged.

(iii) Public Buildings for Educational Religious and Charitable use.

<u>Covered area on all floors.</u>	<u>Fees in Rupees.</u>
150 sqr. meter.	Rs.25/-
More than 150 sqr.meter-	Rs.50/-
	For each 150 sq.m.or rest thereof the additional charge upto Rs.25/-

Industrial Buildings.

<u>Covered area on all floors.</u>	<u>Rees in Rupees.</u>
150 sqr.meter	Rs.200/-

For the above 150 Sqr.meter extra charge @ Rs.100/- for every additional 150 sqr.meter or part thereof above Rs. 200/- shall be payable.

Fixation of Fees.

The fixation of these fees shall be governed by the following definitions explanations :-

- For re-erection of existing buildings, the fees chargeable shall be the same as erection of new building.
- For additions and alterations in the existing building the fees shall be chargeable on the added portions or on the same scale as for a new building.

- c) For revised plan of a building which the Authority has already sanctioned, the fees chargeable shall be $\frac{1}{4}$ of the fees chargeable on the original plan, subject to the condition that the covered area of the building has not increased than in the original sanctioned plan.
- d) In case of additions and alterations of buildings if the use of the building is also changed, then the chargeable fees shall be calculated on the use proposed.
- e) In case of basements, for the purpose of calculating fee, the area covered under the basement shall be counted towards the covered area.
- f) In the case of buildings with principal and subsidiary occupancies, in which the fees leviable are different, then the fees for the total building scheme shall be calculated as per the rates for individual occupancies
- g) In the case of repetitive type of residential buildings, the building permit fee shall be calculated only for each type of the building block/scheme, based on which the other buildings are constructed.

8. The applicant may withdraw his application and plans at any time prior to the ~~xxxix~~ ~~xxx~~ section and such withdrawal shall terminate all proceedings with respect to such application but the fees paid shall in no case be refunded.

9. The classification of the various uses of the land or building e.g. Residential, Commercial, Industrial Religious etc. shall be determined by the Vice-Chairman the Authority and his order shall be final.

10. These Regulations shall come into force from the 25th day of June, 1976 .
