

SURAT MUNICIPAL CORPORATION
TOWN DEVELOPMENT DEPARTMENT

Scrutiny Fees and deposit as per the Regulations and approved policies.

At the time of Application

(A) Scrutiny Fees :-

3. (i) Low rise Residential Building :-

(a) Total Built-up area = _____

(As mentioned in the area statement)

(b) Scrutiny Fees @ Rs. 3 per sq.mts.of (a) = (a) x 3 = Rs _____

(c) Minimum Rs. 300/-

(ii) High-rise, Commercial, Mix development and other than residential use :-

(a) Total Built-up area = _____

(As mentioned in the area statement)

(b) Scrutiny Fees @ Rs. 5 per sq.mts.of (a) = (a) x 5 = Rs _____

(c) Minimum Rs. 300/-

(iii) Sub-division and Amalgamation of Land for all types of development other than Agricultural use :-

(a) Area of building unit/Plot Area - _____
for sub division and amalgamation

(b) Scrutiny Fees @ Rs. 1.50 per sq.mts.of (a) = (a) x 1.50 = Rs _____

(iv) Sub-division and Amalgamation of land for Agricultural use :-

(a) Area of building / plot area for sub-division and amalgamation = _____ sq.mt.

(b) Scrutiny Fees @ Rs. 0.50 per sq.mts.of (a) = (a) x 0.50 = Rs . _____

(B) Road obstruction Deposit :-

(i) for Individual residential dwelling unit :-

Sr. No.	Rate sanctioned vide Std.Comm. reso.no. 1215/04, dt.3-9-04	Proposed	
		Plot Area	Rate Rs.
1	Rs.500/- for plot area upto 160 sq.mts.		
2	Rs.1000/- for plot area upto 161 sq.mts.to 300 sq.mts.		
3	Rs.2000/- for plot area more than 300 sq.mts.		

ii	For Low rise Building	Rs.2000/-
iii	For High rise Building	Rs.15000/-

Summary :- (1) Scrutiny Fees = Rs. _____

(2) Road obstruction Deposit = Rs. _____

Total = (1) + (2) = Rs. _____

After technical sanction of the plan

Date of Sanction :-

(1) Security Deposit :-

(a) Total Built up area of all floors = _____ sq.mts.

(As mentioned in the area statement)

(b) Security deposit @ Rs.3/- per sq.mts. of

(a) = (a) x 3 = Rs. _____

(c) Amount of Security deposit to be paid = Rs. _____

(2) Premium :-

In case where development has already started/commenced on site for which development permission in writing of the Competent Authority is not obtained, but where this development on site is in accordance with the provisions of these regulations, the development permission for such work on site without the prior permission may be granted by the Competent Authority on the merits of each individual case. For such development works, over and above such other charges /fees may be otherwise livable, the additional amount shall be charged on such total built up area as per the following rates

Sr. No.	Details	Amount of premium to be paid	Built-up area constructed on site	Security fees to be paid for the built-up area as in	Amount of premium Rs.
1	Application for development premium is made but development is commenced as per submitted plan				
2	Application is made but development has been commenced but not as per submitted plan				
3	Application for development permission is not made and development is commenced				
4	All other open uses including lay out and subdivision of land.				

(3) **Tree Plantation Deposit :-**

Plot area (sq.mts.)	No. of fees per 100 sq.mt. of plot area (Nos.)	Total no. of trees (Nos.)	Rate per tree Rs.	Total amount of deposit Rs.
	1		200	

(4) **Dust bin Deposit :-**
(Applicable for commercial use)

Sr. No.	Plot area (sq.mts.)	Rate of deposit per sq.mt. of commercial built-up area (Rs)	Total commercial built-up area (Rs)	Total amount of deposit
1	Up to 500 sq.mt.	Rs. 20/-		
2	More than 500 and upto 999 sq.mt.	Rs. 30/-		
3	1000 sq.mts. or more	Rs. 40/-		

(5) **Infrastructure Deposit :-**

(Application in case of lay-outs with internal roads)

Sr. No.	Infrastructure	Rate	Total Sq.mt. /r.mt./no	Amount of deposit	Remarks
1	Road	Rs. 736 per sq.mt.			(i) 1.0 mt shoulder width on both side of road will not be counted in the calculation of road area. (ii) Rates are for roads having width less than 12.00 mt.
2	Drainage	Rs. 980 per R.M.			
3	Water supply	Rs. 1138 per R.M			
4	Street light	Rs. 10619 per pole.			(i) Height of pole=6.0 mts. (ii) Distance between two poles = 25 mts.

Total infrastructure deposit = (1)+(2)+(3)+(4)

NOTE :-

- 1- The infrastructure shall not be required to be paid if the same has been actually availed on site.
- 2- The share of the society for availing the road infrastructure, as decided vide G.R. reso. no.193, dated: 30/0/90 shall be required to be paid. (As per the above policy 41% of the amount of road deposit shall be required to be paid)

(6) **Footpath Deposit :-**

Length of frontage abutting the road	Rate of footpath deposit Rs. per R.mt.
	585/-

NOTE :-

- 1- The footpath deposit is not required to be paid, in case the abutting road has not been constructed or footpath on the abutting road has not been constructed.
- 2- The footpath deposit is not required to be paid, if the width of the abutting road is less than 6.00 mt. (20'.0")

- 3- The footpath deposit is not required to be paid in case the owner/applicant is a Public Charitable Trust and if the undertaking to the effect that for footpath if damaged will be reinstated has been submitted by the Owner Trust.

(7) Construction Cess :

- (a) Total proposed F.S.I. area=_____ SQ.MT.
 (b) Construction Cess @ Rs.30/- per sq.mt. of (a)=(a)x Rs.30=Rs._____
 (c) Amount of construction cess to be paid =Rs._____

Note :- The construction cess is not required to be paid, if the built-up area of plot is up to 333 sq.mts.

**(8) Service & Amenities Fees :-
 (Not Applicable in T.P. Area, Gamtal & Agricultural Zone)**

- (a) Total proposed built-up area =_____ SQ.MT.
 (b) Service & Amenities Fees @ Rs.100/- per sq.mt. of (a)=(a)xRs.100=Rs._____
 (c) Service & amount of Amenities fees to be paid =Rs._____

Note :-

- 1- Rs. 50/- per sq.mt. of built-up area of intended development for school, college, educational institution, charitable trusts, government and semi-government building.
- 2- These Service & Amenities Fees shall be adjusted against the net amount to be paid by the owner in the Town Planning Scheme.

(9)Paid F.S.I.

Sr. no.	Proposed Use	Paid F.S.I. proposed in sq. mts.	Rate of Jantri Rs. per sq. mts.	Rate of additional infrastructure charge Rs. per sq. mts.	Amount of additional infrastructure charge Rs	Remarks
(a)	(b)	(c)	(d)	(e)	(f)=(c)x(e)	
1	Industrial			0.25x(d)		The minimum amount of additional infrastructure charge shall be Rs. 1500 per sq. mts for T.P. Scheme Area and Rs. 1000 per sq. mts. for Non T.P.Area
2	Other than industrial			0.20x(d)		