

The Uttar Pradesh Urban Planning and Development (Fee on Application for Permission and on Appeal) Rules, 1983

English translation of Avas Anubhag-2, Noti. No. 5984/XXXXVII-2-27-D.A.-81, dated May 13, 1983, published in U.P. Gazette, Extra., dated 16th May, 1983, pp. 4-6

In exercise of the powers under sub-section (1) read with clauses (a) and (c) of sub-section (2) of S. 55 and sub-section (2) of S. 15 of the Uttar Pradesh Urban Planning and Development Act, 1973 (President's Act No. 11 of 1973) as re-enacted with modifications by the Uttar Pradesh President's Act (Re-enactment with Modifications) Act, 1974 (U.P. Act No. 30 of 1974), the Governor is pleased to make the following rules laying down the rates of fee on application for permission for development and on appeal as under:—

- 1. Short title and commencement.**—(1) These Rules may be called the Uttar Pradesh Urban Planning and Development (Fee on Application for Permission and on Appeal) Rules, 1983;
(2) They shall be applicable to the whole of Uttar Pradesh; and
(3) They shall come into force with effect from the date of their publication in the Gazette.
- 2. Definitions.**—In these rules, unless the context otherwise requires:—
 - (1) “Covered Area” means the area covered on all floors which will be calculated from the outer measurement of the building and shall include the following:—
 - (a) Area of the floor;
 - (b) Area below the walls;
 - (c) Garage and Verandah;
 - (d) Balcony, Mamti, etc.
 - (e) Porch suspended on the members and walls :
Provided that the area of courtyard, open space, cantilever projection, uncovered balcony and *Dochhatti* shall not be included in the above area.
 - (2) “Residential building” shall mean the building to be used for living purposes and it will include hostel, guest-house, Dharmashala and Musafirkhana, etc.
 - (3) “Commercial Building” means the building used for some business and shall include the following:—
 - (a) General retail and wholesale shop;
 - (b) Show-room;

- (c) Business-office;
 - (d) Meat, Pork, Fish, Vegetable and Fruit Market;
 - (e) Clinic;
 - (f) Cinema, Hotel, Restaurant and Motel;
 - (g) Petrol-filling station, Service-garage, Junk-places;
 - (h) Small unit production centers wherein persons not exceeding four in number work and the produce is sold on the spot, and Bakery *etc.* ; and
 - (i) Stores and godowns.
- (4) “Religious, Charitable or Educational Building” shall mean the building used for the advancement of any of these purposes.
- Explanation.*—(1) “Religious Building” includes Temple, Mosque, Gurdwara, Church, Religious Assembly Building or Satsang Building and Charitable Buildings.
- (2) “Educational Buildings” include School, College, University *etc.* and Library and other allied Laboratories, Museum, *etc.*
- (5) “Industrial Building” shall mean the building used for any industrial purposes or production.

3. An application for permission for development under sub-section (1) of S. 15 of the Act, shall be accompanied with a receipt of having deposited the fee in accordance with the rates prescribed hereunder:—

Nature of proposed development		Description of its constructions		Fee payable
1		2		3
(1)	Residential Building	(a)	For a building having a total covered area of all floors upto 60 square meters.	25.00
		(b)	For a building having a total covered area of all the floors above 60 square metres but not exceeding 120 square metres.	40.00
		(c)	For a building having a total covered area of all the floors above 120 square metres but not exceeding 180 square metres.	55.00
		(d)	For a building having a total covered area of all the floors above 180 square metres.	100.00

	(2)	Commercial Building	(a)	For a building having a total covered area of all the floors upto 20 square metres.	100.00
			(b)	For a building having a total covered area of all the floors above 20 square metres but not exceeding 50 square metres.	150.00
			(c)	For a building having a total covered area of all the floors above 50 square metres but not exceeding 100 square metres.	200.00
			(d)	For a building having a total covered area of all the floors above 100 square metres (up to 100 square metres) as in the above clause (c) and for every additional 50 square metres or part.	100.00
	(3)	Residential- <i>cum</i> - Commercial Building		For such a building, the fee shall be determined according to the rates prescribed in items (1) and (2) above, on the basis of the area proposed to be used for any of the two purposes.	
	(4)	Building to be used for religious, educational or charitable purposes.	(a)	For a building having a total covered area of all the floors up to 100 square metres.	25.00
			(b)	For a building having a total covered area of all the floors above 100 square metres but not exceeding 200 square metres..	50.00
			(c)	For a building having a total covered area of all the floors up to 200 square metres.	75.00
	(5)	Industrial Buildings	(a)	For a building having a total covered area of all the floors up to 200 square metres.	200.00
			(b)	For a building having a total covered area of all the floors up to 200 square metres (up to 200 square metres) as in the above clause (a) and for every additional 100 square metres or part.	100.00

	(6)	Alteration in part of the building		For any alteration in any part of the buildings, the proportionate fee shall be charged according to the area covered by such alteration and at the rates provided for the type of building specified above but not less than the rates prescribed in clause (a) of sub-rule (1), clause (a) of sub-rule (2), clause (a) of sub-rule (4), clause (a) of sub-rule (5) and sub-rule (3) of this rule for the type of the building in which alteration is proposed.	
	(7)	Plan for development of site	(a)	For an area upto 20 hectares or part of it.	250.00
			(b)	For every additional 20 hectares or part of it.	125.00

4. The rate of fee on appeal preferred to the Development authority under sub-section (5) of S. 15 and sub-section (2) of S. 27 of the Act, shall behalf of the rates prescribed above.
5. No fee shall be charges on application for permission of the Government departments and the local authorities.

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