

❖ Fees Structure as per West Bengal Municipal (Building) Rules, 2007 (Amended)

Rule	Sub-rule	Description	Fees (Rs.)	Special Condition	Corresponding Fees (Rs.)
4	3	Approval of building sites for construction or reconstruction of buildings other than huts		Maximum fees may be determined by the Board of Councilor's.	
		i) for site plan up to 200 sq. meters of area	200.00		1000.00
		ii) for every additional 100 sq. meters of areas or part thereof beyond the first 200 sq. meters	100.00		500.00
24	1	a) For Residential Buildings for own use (i) For building work up to 30 sq. meters of total covered area in all floors	500.00	Maximum fees may be determined by the Board of Councilor's.	2500.00
		(ii) For every additional 10 sq. meters of covered area or part thereof beyond the first 30 sq. meters	75.00		375.00
		b) Sanction of building plans For thatched buildings to be constructed with mud, mortar and brick in slum areas	200.00		
	2	a) Apartment Residential Building other than self-use of the applicant		The rate may be approved by the Board of Councilor's.	Double basic rate as stated under (B) above
		b) For Institutional Buildings, Assembly Buildings, Business Buildings and Mercantile Buildings			Six times the basic rate as stated under (B) above
		c) For Industrial Buildings, Storage Buildings and Hazardous Buildings			Eight times the basic rate as stated under (B) above
d) For Charitable Institutional Building or Educational Building			Equal to or less than half the basic rate as stated under (B) above		

Rule	Sub-rule	Description	Fees (Rs.)	Special Condition	Corresponding Fees (Rs.)
24	3 & 4	II) Development fee for any building whose Floor Area Ratio has been calculated on the basis of a means of access which is a National Highway, State Highway or any such access having width of 15 meters or more		The charges will be levied by the Board of Councilor's.	Maximum 10% of the construction cost of the building
23	1	Renewal of sanction of building plans		The fee may be determined by the Chairman-in-Council.	Based on fees applicable for sanction of building plans
		Revalidation of building plans		The fee may be determined by the ULB from time to time.	25%-50% of sanction for construction of building fee
24A	1	Incremental Floor Area Ratio (without using additional parking)			As per "Circle Rates" of the Inspector General (Registration) and as prescribed by the Finance Department, Government of West Bengal
25	1 & 5	Stacking for all plots except those with land area more than 2000 sq.m.		The rate may be specified for different categories of streets to be used for stacking, depositing building materials.	10%-50% of fee for sanction of the building construction per month
27		a) Refusal of sanction of a new building (other than a hut)	No charge		
		Water supply connection (vide s. 231(2) of the West Bengal Municipal Act, 1993)		The charge may be determined by the Chairman-in-Council.	
Rule	Sub-rule	Description	Fees (Rs.)	Special Condition	Corresponding Fees (Rs.)
		Connections with drainage or sewerage system (vide s. 258(d) of the West Bengal Municipal Act, 1993)		The State Government may make rules.	

❖ Provisions for Salt Lake Township within Bidhannagar Municipal Area and Nabadiganta Industrial Township

Rule	Sub-rule	Description	Fees (Rs.)	Special Condition	Corresponding Fees (Rs.)
100	2	Permission for building work			
		i) For residential plots	Rs. 3.50 per sq.ft. of total floor area covered		
		ii) For commercial plots and co-operative buildings	Rs. 10.00 per sq.ft. of total floor area covered		
97		Notice for alteration of the building			As specified in case of permission for building work
102	a)	Sanction of part plan	Rs. 300.00 per floor per building		
	b)	Sanction of revised plan	Rs. 2.00 per sq. ft. of total floor area covered per building		
	c)	Renewal of sanction of building plans	Rs. 200.00 per floor per building		
151	3	Sewerage and water supply connections		The charge may be estimated by the Authority.	
	4	Temporary supply of water for construction purpose	Rs. 25/- per month		

❖ Incentive under special conditions

Rule	Sub-rule	Description	Fees (Rs.)	Special Condition	Corresponding Fees (Rs.)
168	14	Provision of solar energy system in any building other than any new building exceeding 14.5 m in height or expansion of any existing building causing height to exceed 15.5 m			90% of the building plan sanction fee

Rule	Sub-rule	Description	Fees (Rs.)	Special Condition	Corresponding Fees (Rs.)
171	1	Provision of Rain Water Harvesting system and I Vee Cover			85% of the building plan sanction fee

