

Fee applicable for various processes in the office of BBNDA

(a) For development of land other than erection of a building or part thereof.

Sr. No.	Component	Inside M.C. rates in Rs. Per sqm. of plot Area	Outside M.C. rates in Rs. Per Sqm. of plot area.
1.	Development of land	5	2

(b) For building operation

1. Residential Use: -

Sr. No.	Component	Rates in Rs. Per Sqm. Floor Space	
		Municipal Area	Outside Municipal Area
1.	Economic Weaker Section upto 120 Sqm. Row or semi-detached plot.	6	3
2.	Low Income Group 120 to 150 Sqm. Semi-detached plot.	12	5
3.	Medium Income Group 150 to 250 Sqm. plot	20	10
4.	High Income Group more than 150 Sqm. plot	30	15

2. Commercial Use

Sr. No.	Commercial Floor Spaces including corridor	Rates in Rs. Per Sqm. Floor Space	
		Municipal Area	Outside Municipal Area
1.	Upto 10 Sqm.	15	10
2.	11 to 20 Sqm.	20	15
3.	21 to 40 Sqm.	30	20
4.	41 to 80 Sqm	40	30
5.	More than 80 Sqm.	60	40

3. Tourism Use:

Sr. No.	Floor Space Sqm.	Rates in Rs. Per Sqm. Floor Space	
		Municipal Area	Outside Municipal Area
1.	Upto 200	15	10
2.	201 to 400	20	15
3.	401 to 800	25	20
4.	More than 800	30	25

4. Private Institutions. Clinics and Hospitals.

Sr. No.	Floor Space Sqm.	Rates in Rs. Per Sqm. Floor Space	
		Municipal Area	Outside Municipal Area
1.	Upto 200 Sqm	20	15
2.	201 –400	30	20
3.	401-750	40	30
4.	Above 750	50	40

5. Industrial use: -

Rates in Rs. Per Sqm. of Plot Area		
High Potential Zone	Medium Potential Zone	Low Potential Zone
Sirmour and Solan District	Una and Kangra District	Bilaspur, Mandi, Hamirpur, Chamba, Shimla, Kullu, Kinnaur and Lahaul & Spiti District.
20/-	15/-	10/-

(c) For change of existing building use: -

Sr. No.	Landuse	Floor Area	Rates in Rs. Per Sqm. of Floor Space		
			Municipal Area	Outside Municipal Area	
1.	Residential	Upto 40 Sqm.	20	10	
		41-80 Sqm.	25	12	
		Above 80 Sqm.	40	20	
2.	Commercial	Upto 40 Sqm.	100	75	
		41-80 Sqm.	150	100	
		Above 80 Sqm.	200	150	
3.	Private Institutions	Upto 100 Sqm.	40	30	
		101 to 200 Sqm.	50	40	
		201-400 Sqm.	60	50	
		401-800 Sqm.	75	60	
		Above 800	100	75	
4.	Industrial		High Potential Zone	Medium Potential Zone	Low Potential Zone
		Upto 100 Sqm.	50	40	30
		101-200 Sqm.	75	50	40
		201 to 500 Sqm.	100	75	50

(d) For change of landuse from the original use of side.

Sr. No.	Landuse	Plot Area	Rates in Rs. Per Sqm. of Plot Area		
			Municipal Area		Outside Municipal Area
1.	Residential	150-250 Sqm.	10		05
		Above 250 Sqm.	15		10
2.	Commercial	Upto 200 Sqm.	100		75
		Above 200 Sqm.	200		150
3.	Private Institutions	Upto 1000 Sqm.	30		20
		Above 1000 Sqm.	50		35
			High Potential Zone	Medium Potential Zone	Low Potential Zone
4.	Industrial	Upto 1000 Sqm.	20	15	10
		1001-5000 Sqm.	30	25	20
		Above 5000 Sqm.	40	30	25

(e) For change of land use from prescribed landuse in Development Plan/Interim Development Plan.

In case change of landuse in a prescribed landuse in the Development Plan is involved then the rates for change against the predominant use will be subject to double the rates as prescribed under para (d) above for change from the original use of the site.

(g) For Revalidation Sanction

Sr. No.	Landuse	Rates in Ra. Per Sqm. of floor space.
1.	Residential	15/-
2.	Commercial	25/-
3.	Tourism	25/-
4.	Pubic & Semi-Public Commercial Amenities	25/-
5.	Industrial	20/-

Note: - “These charges will be increased by 5 % after a block of 5 years”.

