

**Fees mentioned below are standard fees which is applicable in all ULBs of Madhya Pradesh.**

(Other fees such as Malba, Service charge, VyavsaayKar, Development Fee, Patadishulk etc. are applicable as approved by respective ULBs according to construction site).

- 1. Application Fee:** See Rule 21 of Madhya Pradesh [BhumiVikasNiyam, 2012](#)
- 2. Building Permission Fee :** See Rule 21 of Madhya Pradesh [BhumiVikasNiyam, 2012](#)
- 3. Water Harvesting Fee:** applicable if Plot area  $\geq$  140 Square Meters [see letter dated 27.10.2009](#)
- 4. Karmakar Fee:** 1% of estimated construction cost where Residential buildings for self-use having construction cost less than Rs. 10 lacs are exempted [see Letter No.6-12/2007/18-3 dated July-2007](#)
- 5. Compounding Fee:** Applicable only when applying for compound the building [see gazette notification no. 389 dated 20/09/2016.](#)

Below is detailed fee breakup:

**1. Application Fee:** See Rule 21(2)(ii) & (iii) of

Sr. No.	Type of Construction	Fee chargeable in Rs.
1.	(ii) All Type i.e. Residential, Commercial, Industrial etc.	Rs. 1.00 per Square Meter of the proposed built-up area.
	(iii) Application fee shall not be refunded in any case	

**2. Building Permission Fee:** See Rule 21(3)(b) & (c) Madhya Pradesh BhumiVikasNiyam, 2012

**(b) In case of a building permission other than high rise buildings**

Item No.	Type of Construction	Built up area in Square Meter	Fee chargeable in Rs.
1.	A building Intended to be used as exclusively as residence	0 – 75	750
		76 – 125	1250
		126 - 200	2000

		201 - 300	3000
		301 - 400	4000
		401 – 600	6000
		601 – 750	7500
		751 - 1000	10000
		1001 - 1250	12500
		1251 - 1500	15000
		1501 - 2000	20000
		2001 – 2500	25000
		Above 2500	50000
2.	A building which is intended to be used as for shop, store house, factory or trade or running any business or for other commercial and industrial purpose.	Fees Prescribed in item No. 1 together with additional charges of 50% of such amount of fees,	
3.	A building which is intended to be used as administrative block in a factory	Fees Prescribed in item No. 1.	
4.	A building which is intended to be used for shop and residence.	Fees Prescribed in item No. 1 together with additional charges of 50% of such amount of fees,	
5.	A building which is intended to be used as cinema theatre.	Upto 800 seating capacity Rs. 15000.00 Above 800 seating capacity Rs. 25000.00	
6.	A building intended to be used for any social, Charitable, culture, Educational purposes, Dharmshala and similar type of building and for any other purpose not specifically provided for.	Fees Prescribed in item No. 1.	
7.	Addition or alteration in Built-up area or external addition or alteration which does not add to the built up area such as courtyard, compound wall, alteration in elevation or roofing such as tiles to A.C. sheet of flat surface, additional opening or closing not covered by provision to sub-rule (1) of rule 12	5000.00	
8.	In case of addition or alteration in the proposed plan Up to 10%	500.00	
	In case of addition or alteration in the proposed plan above 10%	Fresh application according to the rule shall be necessary	
9.	Revalidation of the building permission	10% of the amount of the permission fees charged originally in respect of the concerned building.	

**(c) In case of a building permission of high rise buildings**

<b>Item No.</b>	<b>Type of Construction</b>	<b>Fee chargeable in Rs.</b>
<b>(1)</b>	<b>(2)</b>	<b>(3)</b>
1.	A building Intended to be used as exclusively as residence	Rs. 10.00 per Square meter of the built-up area
2.	A building which is intended to be used as for shop, store house, factory or trade or running any business or for other commercial and industrial purpose.	Fees as Prescribed in item No. 1 with additional charges of 100% of amount of fees.
3.	A building which is intended to be used as administrative block in a factory	Fees Prescribed in item No. 1.
4.	A building intended to be used for shop-cum-residence purposes.	Fees Prescribed in item No. 1 together with additional charges of 50% of such amount of fees,
5.	A building intended to be used for any special, Charitable/cultural, Educational purpose including Hospital,school, club, Dharmshala and similar type of building and for any other purpose not specifically provided for.	Fees Prescribed in item No. 1.

**3. Water Harvesting Fee.**

<b>Sr. No.</b>	<b>Plot Area in Square Meter</b>	<b>Fee chargeable in Rs.</b>
1.	140 – 200	7000
2.	200 - 300	10000
3.	300 – 400	12000
4.	More than 400	15000

**4. Karmakar Fee:**

<b>Sr. No.</b>	<b>Type of Construction</b>	<b>Fees Chargeable</b>
1.	Residential (Residential buildings for self-use having construction cost less than Rs. 10 lacs are exempted)	1% of total estimated construction cost
2.	Other than Residential buildings	1% of total estimated construction cost

**5. Compounding Fees.-** The fees for construction of buildings constructed for different uses in the areas classified under clause (b) and (c) of sub rule (3) of rule 21 of Madhya Pradesh BhumiVikasNiyam, 2012, shall be as under:-

(1) Sr. No.	(2) Type of Construction	(3) Compounding Fees in case of construction not to be the limit of permitted F.A.R. and in open background areas	(4) Compounding Fees in case of maximum 10 percent of unauthorized construction made in open background areas or more than prescribed F.A.R.
(i)	A building which is intended to be used as residence fully.	Five times of the chargeable/license fees for built-up area mentioned in rule 21(3)(b) and 21(3)(c)	5 percent of the value of built-up area without permission as per rate of sale of land determined by stamps collector.
(ii)	A building which is intended to be used as for shop, store house, factory or trade or running any business or for other commercial and industrial purpose.	Six times of the chargeable/license fees for built-up area mentioned in rule 21(3)(b) and 21(3)(c)	6 percent of the value of built-up area without permission as per rate of sale of land determined by stamps collector.
(iii)	A building which is intended to be used as administration part in a factory.	Five times of the chargeable/license fees for built-up area mentioned in rule 21(3)(b) and 21(3)(c)	5 percent of the value of built-up area without permission as per rate of sale of land determined by stamps collector.
(iv)	A building which is intended to be used as cinema theatre.	Six times of the chargeable/license fees for built-up area mentioned in rule 21(3)(b) and 21(3)(c)	6 percent of the value of built-up area without permission as per rate of sale of land determined by stamps collector.
(v)	A building which is intended to be used as shop and residence.	Six times of the chargeable/license fees for built-up area mentioned in rule 21(3)(b) and 21(3)(c)	6 percent of the value of built-up area without permission as per rate of sale of land determined by stamps collector.
(vi)	A building which is intended to be used for the social, religious,	Five times of the chargeable/license fees for built-up area	5 percent of the value of built-up area without permission as

	cultural, academic purpose and such type of building and for any other purpose for which there is no specifically provision.	mentioned in rule 21(3)(b) and 21(3)(c)	per rate of sale of land determined by stamps collector.
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Provided that, where entire building has been constructed without the permission from competent authority, the competent for permissible built area, (in which open area, Floor area ratio, Land-cover, height etc. is included) the fees mentioned in column (3) shall be payable, and for limit of permissible 10percent fees prescribed in column (4) shall be payable. Provided further if construction of the building has been made beyond the permissible floor area ration or more than 10% of the permissible floor area ratio, the compounding shall be made only after removing or cause to be removed the additional construction.