



NORTH DUM DUM MUNICIPALITY

163, M.B. ROAD, BIRATI, KOLKATA - 700051
PHONE: (033) 2514-2101 / 2514 - 2494, FAX-(033)2514-2990
Website: <http://www.northdumdummunicipality.org>
E-mail ID: northdumdum@gmail.com

Memo No. NDDM/ESTT/6093

Dated : 27.12.2021

ORDER

It is observed that during processing of Building Plan / Site Plan etc. in online Building Plan Approval System (OBPAS) some discrepancies in calculation of fees and record of rights of the land has been observed. To solve the issue the matter was placed in the Board of Administrators meeting on 20.12.2021. The following decision was taken in the meeting :-

1. Order under Memo No.NDDM/ESTT/538 Dated 30.01.2021 will stands valid until further order.
2. Revised Rate chart has been framed and will be applicable for all cases in online building plan system as well as any plan already submitted to the Municipality before commencement of online building plan approval system.

Concerned departments are directed to adhere the direction strictly.

The Order issues with the approval of Board of Administrators meeting on 20.12.2021 with immediate effect.

Chairperson
Board of Administrators
North Dum Dum Municipality

Memo No. NDDM/ESTT/ 6093(8)

Dated : 27.12.2021

Copy forwarded for information to :-

1. The Members, Board of Administrators, NDDM
2. The Executive Officer, NDDM
3. The Finance Officer, NDDM
4. The Office Superintendent, NDDM
5. The In-charge, PWD, NDDM is hereby directed to adhere the direction strictly
6. The In-charge, Assessment Department, NDDM is hereby directed to adhere the direction strictly and record the land character in the Assessment Register at the time of Mutation of land.
7. Notice Board & Municipal Website for wide publication.
8. Guard File.

Chairperson
Board of Administrators
North Dum Dum Municipality
CHAIRPERSON
BOARD OF ADMINISTRATORS
NORTH DUM DUM MUNICIPALITY





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Memo No. NDDM/ESTT/538

Dated: 30.01.2021

ORDER

In partial modification of earlier order vide memo no. NDDM/ESTT/3881, dated 01.10.2020, this is for information to all concerned that Building Plan upto 3katha.00 chatak will be considered henceforth without having the proper classification of land required for sanctioning of Building Plan (i.e Bastu, Housing Complex, Commercial Bastu etc.) only for the residential building used for own purposes upto 2 storied building. In this context, the Assessment Department is to certify the land upto 3kh.00 chatak in respect of land character for consideration of a residential Building Plan for sanction on physical verification of land except the land recorded as Pond, Bill, Water Body etc. The other instruction given in the earlier order mentioned above will be remain unchanged.

Concerned Departments are directed to adhere the direction strictly.

This order issues with the approval of Board of Administration meeting on 19.01.2021 with immediate effect.

Chairperson
Board of Administration
North Dum Dum Municipality
Dated: 30.01.2021

Memo No. NDDM/ESTT/538/1(8)

Copy forwarded for information to;

1. The Members, Board of Administration, NDDM.
2. The Executive Officer, NDDM.
3. The Finance Officer, NDDM.
4. The Office Superintendent, NDDM.
5. The Incharge, PWD, NDDM is hereby directed to adhere the direction strictly.
6. The Incharge, Assessment Department, NDDM is hereby directed to adhere the direction strictly and record the land character in the Assessment Register at the time of Mutation of land.
7. Notice Board for wide publication.
8. Guard file.

O/C

Chairperson
Board of Administration
North Dum Dum Municipality
CHAIRPERSON
BOARD OF ADMINISTRATORS
NORTH DUM DUM MUNICIPALITY



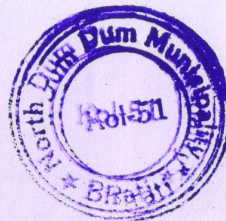
NORTH DUM DUM MUNICIPALITY
RATES / FEES / CHARGES FOR SANCTION OF SITE PLAN / BUILDING PLAN

SL. NO.	SERVICES	DESCRIPTION	EXISTING CHARGES/ FEES (In Rs.)	REVISED PROPOSED CHARGE / FEES (In Rs.)	REMARK
1	Site Plan	For 200 Sqm Land	200.00	200.00	Rule 4
		For every 100 Sqm. Land (additional) or Part thereof	100.00	100.00	
2	Cost of Form Building Paln		110.00	110.00	Not required at this time.
3	Renewal of Plan within validity period.		300.00	300.00	If any building plan submitted after expiry of renewal date, the plan will be considered for renewal with a fine Rs.500.00 per month for the period on which the plan was not submitted after expiry of the First 3 years. (Order vide memo no. NDDM/ESTT/3813 dated 01.10.2018)
4	Renewal of Building Plan within one month from expiry date.				
7	Certified Copy of Plan		100.00	300.00	
8	Building Plan santion Fess	Residential -> Upto 30 Sqm.	750.00	1000.00	For residential own use basic rate enhanced by 2 times of the basic rate. For Apartment use the basic rate enhanced by 2 times and thereafter 5 times as per Rule. For Commercial use the basic rate enhanced by 2 times and thereafter 6 times as per Rule. For Industrial use the basic rate enhanced by 2 times and thereafter 8 times (As per Rule 24).
		For Additional 10 Sqm. or Part thereof	100.00	150.00	
		Residential Apartment -> Upto 30 Sqm.	2500.00	5000.00	
		For Additional 10 Sqm. or Part thereof	375.00	750.00	
		Commercial -> Upto 30 Sqm.	4000.00	15000.00	
		For Additional 10 Sqm. or Part thereof	600.00	2250.00	
		Industrial -> Upto 30 Sqm.	4000.00	20000.00	
For Additional 10 Sqm. or Part thereof	600.00	3000.00			
9	Development Fees		60.00	Written right side	For National, State High Way, Express Way or Road Width 15 Mtr. or More, a development fees 10% of the construction cost of the building will be imposed in Addition to the fees specified in the sub-Rule 1 or sub-Rule 2 of Rule 24.
10	Completion Fees	Per Sqft.	3.00	4.00	



R. M. Paul
CHAIRPERSON
BOARD OF ADMINISTRATORS
NORTH DUM DUM MUNICIPALITY

Sl. No.	SERVICES	DESCRIPTION	EXISTING CHARGES/ FEES (In Rs.)	REVISED PROPOSED CHARGE / FEES (In Rs.)	REMARK
11	Stacking Fees		20% of the Plan sanction fees	Written right side	Stacking fees will be charged 30% of fees for sanction of the building construction per month : 1) The charges will be collected for a period of 12 months from the date of sanction for 3 years validity upto 2 storied building for Residential Use. 2) The charges will be collected for a period of 18 months from the date of sanction for 3 years validity above 2 storied building for any use. 3) It will be applicable for all plots except the plots with Land area more than 2000 Sqm. Rule 25
13	Security Deposit	Per Sqm.	60.00	60.00	Security Deposit will be deposited by the owner who desired to develop the building through promoter / developer as a security to assure the construction in conformity with the sanction Plan. This amount is refundable on successful completion of building as per Sanctioned Plan.



A. M. Paul
CHAIRPERSON
BOARD OF ADMINISTRATORS
NORTH DUM DUM MUNICIPALITY