SELF–COMPUTING TABLE FOR CALCULATION OF PRO-RATA CHARGES SHORTFALL OF OPEN SPACE CHARGES AND OTHER CHARGES PAYABLE

TABLE-1

A	TABLE SHOWING PRO-RATA CHARGES PAYABLE WHICH ARE INCLUSIVE OF BETTEREMENT CHARGES, DEVELOPMENT CHARGES, PENALITY AND OTHER CHARGES			
S.No	Location of the site	Pro-rata charges @ Rs.per sq.mts of plot/plotted area	In case of layout application (leviable for total plotted area) =Total plotted area X Rate at Col.3 = Rs……….	In case of the Individual plot application (leviable for plotted area) = plot area X Rate at Col.3 = Rs………..
1	2	3	4	5
a.				
b.				
c.				
d.				
T-1	Amount payable =Rs....			

TABLE-2

B	TABLE SHOWING PRO-RATA CHARGES TO BE PAID TOWARDS SHORTFALL OF OPEN SPACE (if any)	
I	IN CASE OF APPLICATION FILED FOR LAYOUT REGULATION	
a.	Total area of the Layout (in Sq.mts)	
b.	Required as per rules i.e., 10 % of total layout area (in Sq.mts)	
c.	Area provided as open space in layout (in Sq.mts)	
d.	Short fall (in Sq.mts) i.e., (b)-(c)	
e.	Land value as per the basic valuation register of the Registration Department on 01-08-2019 (Rs. per Sq.mts)	
f.	Amount payable (d)x (e)	
g.	50% of the open space charges	
II	IN CASE OF APPLICATION FILED FOR INDIVIDUAL PLOT REGULATION	
a.	Plot area in Sq.mts	
b.	Land value as per the basic valuation register of the Registration Department on 01-08-2019 (Rs. per Sq.mts)	
c.	Amount Payable 0.14x (a) x (b)	
d.	50% of the open space charges	
T-2	Amount payable =Rs…………….. [I(g) or II (d) as the case may be]	

TABLE-3

C	TABLE SHOWING PAYMENT OF CHARGES FOR CHANGE OF LAND USE	
	Change of land use charges as prescribed by the Government from time to time, in case of plots earmarked for other than Residential Use in notifies Master Plans/Zonal Development plans	
a.	Total Layout area/ Plot applied for Regulation	………………….Sq.mts
b.	Rate of Change of Land Use from ………………….use to………………….use	Rs………………….Sq.mts
T-3	**Amount Payable = (a) x (b)**	**Rs……………………………**

(Note: in case the applicant is not in a position to calculate the charges payable as per Table-2 and Table-3 above, he may submit the application duly paying penalisation charges as per Table-1. In such case the Competent Authority will scrutinise the application and inform the applicant to pay the said charges and if the applicant fails to pay the said charges within 30 days the application will be rejected.)

GRAND TOTAL OF PENAL CHARGES PAYABLE = TABLE-1 + TABLE-2 + TABLE-3	**Rs……………………**

Signature:
…………………………

Name: ……………………………