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## **EXTRA ORDINARY**

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#### **NOTIFICATION**

★ No. D. 42011/4/86-TCP/255, the 28th February, 2003. ~~Whereas~~ Notification No. LAD&CP/2/96/160, on the 12th May/99, Government has published in the Official Gazette Vol. XXVIII, Issue No. 132 dated 9th July, '99 the Mizoram Urban and Regional Development Rules, 1998 wherein the chargeable service fee for surveys, site plan, building plan & structural design, lay-out plan/sub-division plan/land development plan, Urban plan, Regional plan, village plan and any other survey, planning and development nature that may be charged by the Town & Country planning technical personnel have to be fixed by the State Chief Planner.

Now, therefore, in pursuant to sub-rule (2) of rule 21 of the Mizoram Urban and Regional Development Rules, 1998 and as per above referred Government of Mizoram Gazette Notification, the following shall be the chargeable service fees for various surveys, design, planning and development works done by the Technical personnel of Town & Country Planning Wing of Local Administration Department as per Scheduled. The chargeable service fees are as per prevailing rates of Institute of Town Planners India (ITPI).

Any Department/Agency or Private Individual intending to avail the service of the Town & Country Planning Wing of Local Administration Department for works specified in the enclosure may approach the undersigned for consideration and approval.

F. Lalhmingliana,  
Sr. Town & Country Planner,  
&

Member Secretary,  
Mizoram Urban Planning & Development Board,  
Town & Country Planning Wing,  
Local Administration Department,  
Mizoram : Aizawl.

**SCHEDULE OF SERVICE FEES FOR WORKS DONE BY THE TOWN & COUNTRY PLANNING WING OF LOCAL ADMINISTRATION DEPARTMENT AS PER PREVAILING RATES OF INSTITUTE OF TOWN PLANNERS INDIA (ITPI) WITH EFFECT FROM 28. 2. 2003.**

**PART—A : FIELD SURVEYS**

Sl. No.	Nature of Works/Activity	Chargeable Service fees in Rupees
1	2	3

**I. SOCIO-ECONOMIC & BUILDING SURVEYS :**

1. Economic base survey,
2. House to house survey,
3. Types & building condition survey,
4. Population & demographic survey,
5. Data analysis & compilation etc.,
6. Financial Survey,
7. Environmental impact studies :—
  - i) For population upto 10,000 Rs. 20.00 per household
  - ii) For population from 10,000 to 50,000 Rs. 15.00 per household
  - iii) For population above 50,001 Rs. 10.00 per household

**II. CIVIC OR URBAN INFORMATION SURVEYS :**

1. Commercial activities survey,
2. Public & Semi-public facilities (including Central & Semi-Govt. Departments) surveys,
3. Utilities & services (including solid waste disposal) survey,
4. Recreational survey,
5. Traffic & transportation survey,
6. Industrial survey,
7. Religious survey,
8. Legal & Assessment of Environmental impact survey,
  - i) For population upto 10,000 Rs. 10.00 per person
  - ii) For population from 10,000 to 50,000 Rs. 6.00 per person
  - iii) For population above 50,001 Rs. 3.00 per person

**III. PHYSICAL/GROUND SURVEYS :**

1. Demarcation of area/region,
2. Preparation of topographical map,
3. Existing landuse (including all uses) survey,

4. Environmental Geological survey,
5. Landslide Hazard prone survey & demarcation,
6. Scenic beauty & historical place survey,
7. Public utilities & services (Net Works) survey,
8. Storm Water Drainage (Net Work) survey,
9. Assessment of Environmental impact,
10. Assessment of land resource potentiality.

i) For population upto 10,000	Rs. 15.00 per person
ii) For population between 10,001 to 50,000	Rs. 10.00 per person
iii) For population above 50,001	Rs. 5.00 per person

#### PART-B : PLANTS, PROJECTS/SCHEMES PREPARATION

1	2	3
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#### ★ I. REGIONAL PLAN PREPARATION :

##### 1. DISTRICT/BLOCK/WATER SHED REGION/STATE CAPITAL REGION/VILLAGE

##### REGION PLAN.

##### i) PERSPECTIVE PLAN for 20.25 years on 1:50,000 to 1:25,000 scale.

a) For population upto 1 lakh	Rs. 1.00 per person
b) For population from above 1 lakh to 5 lakhs	Rs. 0.75 per person
c) For population from above 5 upto 10 lakhs	Rs. 0.75 per person

##### ii) DEVELOPMENT PLAN for 5 years 1:50,000 to 1:100,000 scale.

a) For population upto 1 lakh	Rs. 1.00 per person
b) For population from above 1 lakh upto 5 lakhs	Rs. 0.75 per person
c) For population from above 5 lakhs to 10 lakhs	Rs. 0.50 per person

##### iii) ANNUAL PLAN for 1 year

The chargeable service fees will be same as 1 (ii) Development Plan above.

##### 2. PLAN PROJECTS/SCHEME :

##### i) PLAN PROJECTS/SCHEMES on

## 1: 1,000 to 1:2,500 scale

- |  |                                  |
|--|----------------------------------|
| a) Land development viz-Layout plan/schemes etc. | 1.25% of the development cost.   |
| b) Total project/scheme/re-development schemes   | 1.25% of the total project cost. |

## II. URBAN AREA PLAN PREPARATION :

## 1. TOWN/CITY PLAN :

## i) PERSPECTIVE PLAN for 20.25 years on 1:10,000 to 1:25,000 scale.

- |  |                      |
|--|----------------------|
| a) For population upto 50,000                      | Rs. 20.00 per person |
| b) For population from 50,001 upto 5,00,000        | Rs. 15.00 per person |
| c) For population from above 5 lakhs upto 20 lakhs | Rs. 10.00 per person |

## ii) DEVELOPMENT PLAN for 5 years on 1:5,000 to 1:25,000 scale.

- |  |                      |
|--|----------------------|
| a) For population upto 50,000            | Rs. 20.00 per person |
| b) For population from 50,000 to 5 lakhs | Rs. 15.00 per person |
| c) For population above 5 lakhs          | Rs. 10.00 per person |

## iii) Annual Plan for 1 year.

The chargeable service fees for Annual Plan will be same as 1(ii) Development Plan (Urban) above.

## 2. PLAN PROJECTS/SCHEMES :

## i) Plan Project/Schemes on 1: 1,000 to 1: 2,500 scale

The chargeable service fees will be same as 2 (i) (Regional) above.

## III. RURAL/VILLAGE PLAN PREPARATION :

## 1. VILLAGE PLAN

## i) PERSPECTIVE PLAN/DEVELOPMENT PLAN on suitable scale.

- |                               |                      |
|-------------------------------|----------------------|
| a) For population upto 50,000 | Rs. 20.00 per person |
|-------------------------------|----------------------|

## ii) PLAN PROJECT/SCHEMES on 1: 1,000 to 1: 2,500 scale.

The chargeable service fees will be same as 3(i) (Regional) above.

# **PART-C : KEY PLAN, LAND DEVELOPMENT/SUB-DIVISION/LAYOUT PLAN PREPARATION :**

1	2	3
<b>I. LAYOUT PLAN/SUB-DIVISION PLAN/ LAND DEVELOPMENT PLAN PREPARATION :</b>		
1) KEY PLAN		The chargeable service fees shall be as determined by the State Chief Planner.
ii) LAYOUT PLAN/SUB-DIVISION PLAN/LAND DEVELOPMENT PLAN ON NOT LESS THAN 1 : 500 SCALE		
a) For an area/plot upto 200 Sqm/ 0.05 acre/0.02 ha.		Rs. 200.00
b) And for every 100 Sqm/0.025 acre/ 0.01 ha. or part thereof.		Rs. 50.00 @
II. SERVICE PLAN on not less than 1: 500 scale.		The chargeable service fees will be same as Layout Plan/Sub-Division Plan.

## **PART-D: SITE PLAN, BUILDING PLAN ETC. PREPARATION:**

1	2	3
<b>I SITE PLAN not less than 1: 500 scale for area/ plot upto 1(one) hectare and not less than 1; 1,000 for area/plot more than 1(one) hectare.</b>		
i) Constn. works costing upto Rs. 1.00 lakh		0.50%
ii) Constn. works costing Rs. 1.00 lakh to 2.00 crores.		0.25%
iii) Constn. works costing Rs. 2.00 crores to Rs. 5.00 crores.		0.25%
iv) Constn. works costing more than Rs. 5.00 crores		0.25%
<b>II. BUILDING PLAN not less than 1: 100 scale.</b>		
i) Constn. works costing upto Rs. 1.00 lakh.		1.00%
ii) Constn. works costing Rs. 1.00 lakh to Rs. 2.00 crores.		0.75%
iii) Constn. works costing Rs. 2.00 crores to Rs. 5.00 crores.		0.50%

- iv) Constn. works costing more than Rs. 5.00 crores.

0.25%

### III. STRUCTURAL DESIGN/PLAN :

- i) Constn. works costing upto Rs. 1.00 lakh.  
 ii) Constn. works costing Rs. 1.00 lakh to Rs. 2.00 crores.  
 iii) Constn. works costing Rs. 2.00 crores to 5 crore .  
 iv) Constn. works costing more than Rs. 5.00 crore

1.00%

1.00%

0.75%

0.75%

### IV. SERVICE PLAN on not less than 1 : 500 scale.

The chargeable service fees will be same as Building Plan.

## PART-E : ESTIMATES, SUPERVISION & EXECUTION :

1	2	3
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### I. PLINTH AREA BASIS (PRELIMINARY) ESTIMATE :

- i) Constn. works costing upto Rs. 1.00 lakh. 0.25%  
 ii) Constn. works costing Rs. 1.00 lakh to 2 crores. 0.25%  
 iii) Constn. works costing Rs. 2 crores to 5 crores. 0.25%  
 iv) Constn. works costing more than Rs. 5 crores. 0.25%

### II. DETAILED ESTIMATES :

- i) Constn. works costing upto Rs. 1 lakh. 0.50%  
 ii) Constn. works costing Rs. 1 lakh to 2 crores. 0.75%  
 iii) Constn. works costing Rs. 2 crores to Rs. 5 crores. 0.50%  
 iv) Constn. works costing more than Rs. 5 crores. 0.25%

### III. SUPERVISION OF WORK EXECUTION/IMPLEMENTATION :

- i) Constn. works costing upto Rs. 1 lakh. 10.00%  
 ii) Constn. works costing Rs. 1 lakh to 2 crores. 8.00%  
 iii) Constn. works costing Rs. 2 crores to Rs. 5 crore s. 5.00%  
 iv) Constn. works costing more than Rs. 5 crores. 2.50%

**PART-F : CHAIN SURVEY/CONTOUR MAP/TOPOGRAPHICAL MAP PREPARATION:**

1	2	3
I. Chain Survey.		Fees will be charged base   on prevailing rates of Sur-   vey of India. Otherwise as   decided by the State   Chief Planner from time —to time.
II. Contour Map (of an area/plot) preparation.		
III. Topographical Map (of an area/region) preparation.		

**IMPORTANT NOTE :**

1) The State Chief Planner may permit special relaxation or enhancement to any of the conditions and chargeable Service fees mentioned above due to topographical conditions, price escalation and any other special consideration.

2) Further, method of payment and man-day service fees shall be decided by the State Chief Planner from time to time.