

For Scrutiny of building Plans fees applicable are as below:

Fees Table

Sr.No.	Approval of Building Plan	Amount of fees payable in Rs.
1.	Scrutiny fees for building plan	
	For plot area up to 1000.0 Sq.mt	500/-
	Plot area between 1000.0 to 2000.0 Sq.mt	1000/-
	For plot area more than 2000.0 Sq.mt	Rs. 1/- per Sq.mt.
2.	Labour Cess in the name of Daman & Diu Building & Construction Welfare Fund.	1% of Estimated cost of Building

Annexure - 17

Penalty rates for regularising various deviations during construction from the approved building plans.

Sr. No.	Type	Penalty(in Rs)	Remarks
1.	Construction started/completed before applying for permission. For Industrial For Others incl. Mixed uses	50/- per Sq. mtr. 125/- per Sq. mtr.	Applicable to the total built area within the plot.
2.	Construction started/completed before granting permission but had applied for permission. For Industrial For Others	20/- per Sq. mtr. 50/- per Sq. mtr.	Applicable to the total built area within the plot.
3.	Minor Deviation from the approved construction plan, but within the D.C. Rules.	Approvable without penalty while issuing occupancy certificate.	Deviation in this respect would be only for minor alteration within the approved building plan.
4.	Deviation in Ground Coverage Up to 15% of the permissible ground coverage on all floors. For Industrial For Others	200/- per Sq.mtr. 750/- per Sq.mtr.	Applicable to the portion which is observed as deviation from the Approved Plan.
5.	Deviation in Setbacks a. Front Setback b. Setback in all other sides - For Industrial - For other uses	Not allowed 300/- per Sq. mtr. 750/- per Sq. mtr.	Total Demolition Upto 5% of the permissible set back - do -

INSPECTION PROCEDURE AND CHECKLIST FOR OBTAINING CONSTRUCTION PERMISSION

The applicant submits the file for obtaining Construction permission in PDA in the prescribed Performa. After receiving the proposal, the inspection of the site is carried out within a week period by the concerned dealing hand and submits the same to member Secretary (PDA). The applicant is also informed about the inspection. The following documents are required for inspection:

1. The copy of Building Plan.
2. Location Plan/Index plan.
3. Copy of approved plan (if proposal is for revised approval)
4. Certified Site plan issued by the City Survey Office.
5. Ownership document
6. NOC of the Coast Guard Authority for height restriction
7. Provisional NOC of Fire Department.

Check List of Documents to be submitted while making application for grant of new construction permission:-

1. Application in the form Annexure-II along with the form Annexure II to V
2. Copy of N.A. Order.
3. I and XIV nakal (Latest original plus one true copy)
4. If land is part of private Industrial Estate true copy of approved layout plan or a signed statement on company's letterhead that it is not applicable.
5. If part of private Industrial Estate, a certificate of completion of Development work as per approved layout plan or signed statement on company's letter head that it is not applicable.
6. Copy of the amalgamation order, if relevant or signed statement on company's letter head that it is not applicable and that N.A is for entire survey number.
7. Original certified Map of Survey/Plot no. issued by City Survey office, Daman.
8. Key Plan(Location plan) as required under clause 6.8 (Two copies)
9. Site Plan with details as per Rule 6.9 (Two copies)
10. Building Plan giving details as per Rule 6.10 and 6.11 of D.C. Rules (Two Copies)
11. Service plan giving details as per Rule 6.12 of D.C. Rules (Two copies)
12. If revised plan, true copy of the construction permission along with approved plan and Occupancy Certificate.
13. Certificate or order of the Land Acquisition Officer if claiming benefit of additional FSI in lieu of compensation.
14. CRZ clearance certificate of the concerned authority in case of land falling under CRZ.
15. Site inspection.