

**GOVERNMENT OF SIKKIM  
URBAN DEVELOPMENT & HOUSING DEPARTMENT  
GANGTOK**

No. GOS/UD&HD/G (294)2001

Dated:19/10/2001

**NOTIFICATION**

In exercise of the powers conferred by sub-regulation (vi) of regulation 17 of the Sikkim Building Construction Regulation, 1991, the State Government hereby prescribes the following regularization fee for any structure beyond the permissible number of floors or allotted area or approved Blue Print Plan completed or under construction on or before 15<sup>th</sup> day of October, 2001 recommended by the Committee constituted vide Notification No.GOS/UD&HD/2000/6(399)/74 dt:04/07/2000 on the order of the Hon'ble high Court of Sikkim in Writ Petition No. 17 of 1997, namely:—

- |  |   |  |
|--|---|--|
| 1. Horizontal unauthorized construction  | - | Total unauthorized area X market rate of the land + demurrage charge @ 25% of the calculated value.  |
| 2. Vertical unauthorized construction beyond the approved blue print, plan but within the prescribed limit (within 6 floors) | - | Area of the floor X market rate of the land divided b number of approved floors x No. of unauthorized floors.                              |
| 3. Vertical unauthorized construction beyond the approved blue print plan and the prescribed height.                         | - | Total unauthorized floor area x market rate of the land divided by No. of approved floors + demurrage charge @ 50% of the calculated value |

All application for regularization of such unauthorized constructions shall be submitted to the Town Planner on or before 3 1/1.2/2001, to enable the Department to regularize the same within February, 2002, failing which the unauthorized constructions shall be demolished in accordance with regulation 3 of the Sikkim Building Construction Regulation, 1991

Commissioner-cum-Secretary  
Urban Development & Housing Department