

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

No.6(294)/1927/UD&HD

Dated;16/09/2004

NOTIFICATION

In exercise of powers conferred by sub regulation (iv) 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 the issue of this notification.

- | | |
|--|---|
| 1. Horizontal unauthorized construction | Total unauthorized area X market rate + demurrage charge 100 % of the Calculated value. |
| 2. Vertical unauthorized construction beyond approved Blue Print Plans but within the prescribed limit (within 5 ½ floors) | Area of floor X market rate of the land divided by the number of floors approved X Number of unauthorized floors X @ 100% of the calculated Value |
| 3. Vertical unauthorized construction beyond the approved Blue Print Plan and prescribed height. | Total unauthorized floor area X market rate of the land divided by the number Of approved floors + demurrage charge @ 200% of calculated value |

All applications for regularization of such unauthorized constructions shall be submitted to the Town Planner on or before 31st December, 2004 All the unauthorized constructions completed on or before the issue of this notification shall be regularized on payment of above fine, failing which the unauthorized constructions shall be demolished in accordance with regulation 38 of the Sikkim Building Construction Regulation. 1991.