Sample Penalization Calculations Under BPS

Scenario 1: Individual Buildings with Deviation Site Area 350 Sq.mts

- Plinth area for the building as per approval = 280 Sq.mts
- Built up area constructed = 310 sq.mts
- Deviations = 30 Sq.mts. % of Deviation = 10.7%
- Basic Penalization charges = Rs. 80/- per per Sq.ft
- Deviation portion of Building = 30x10.764=322.92 Sq.ft
- Basic Penalization charge for 322.92 Sq.mts = 323x80 Rs/- = Rs. 25840/-
- Assuming market value Rs. 5000 to 10000/- per Sq.yard
- % of Penalization amount for market value Rs. 5000 to 10000/- per Sq.yard = 70%
- Penalization charges with reference to Market Value = 70% x Rs. 25840/- = Rs. 18088/-

Building Penalization Charges Calculator

NOTE:
- Building Usage Type: Individual Building
- Sanction Status: Sanctioned
Sample Penalization Calculations Under BPS

Scenario 2: Individual Building GF Permitted, Deviation in GF and Upper Floors Unauthorized with Deviation Site Area 500 Sq.mts

- Plinth area for the building as per approval = 325 Sq.mts. Built up area constructed in Ground Floor = 370 sq.mts
- Built up area constructed in FF + SF = 740 sq.mts. Deviation in Ground Floor = 45 Sq.mts. % of Deviation = 12.16%
- Built up unauthorized constructed = 740. Basic Penalization charges = Rs. 80/- for per Sq.ft in Ground Floor
- Basic Penalization charges for unauthorized construction = Rs. 100/- for per Sq.ft in FF and SF
- Deviation portion of Building = 45x10.764=484.38 Sq.ft
- Deviation portion of unauthorized construction = 740 x 10.764=7965.36 Sq.ft
- Basic Penalization charge = 80x484.38 + 100 x 7965.36 = Rs. 835400/-
- Assuming market value Rs. 1001/- to Rs. 5000/- per Sq.yard
- % of Penalization amount for market value Rs. 1001/- to Rs. 5000/- = 60%
- Penalization charges with reference to Market Value = 60 x Rs. 835400/- = Rs. 501240/-
Sample Penalization Calculations Under BPS

Scenario 3: Individual Buildings Permitted and Converted into Apartment Site Area 1000 Sq.mts

- Plinth area for the building as per approval (G+1) = 650 + 650 = 1300 Sq.mts
- Building converted into Apartment (G+5) = 650 x 6 = 3900 Sq.mts
- Built up area constructed = 3900 sq.mts Deviations = 2600
- Basic Penalization charges for unauthorized floors = Rs. 200/- per Sq.ft
- Deviation portion of Building = 2600 x 10.764 = 27986.4 Sq.ft
- Basic Penalization charge for = 200 x 27987 = 55,97400 Rs/-
- Assuming market value Rs. 5001 to 10000/- per Sq.yard
- % of Penalization amount for market value Rs. 5001 to 10000/- per Sq.yard = 60%
- Penalization charges with reference to Market Value = 60% x Rs. 5597400/- = Rs. 3358440

NOTE:
Building Usage Type: Apartment
Sanction Status: Sanctioned
**Sample Penalization Calculations Under BPS**

**Scenario 4: Individual Building Permitted and Converted into Commercial Site Area 1000 Sq.mts**

- Plinth area for the building as per approval (G+1) = 650 + 650 = 1300 Sq.mts
- Building constructed into Commercial (G+2) = 650 x 3 = 1950 Sq.mts Deviations = 1950
- Basic Penalization charges for Commercial unauthorized constructed = Rs. 250/- for per Sq.ft
- Deviation portion of Building = 1950x10.764= 20989.8 Sq.ft
- Basic Penalization charge for = 250x20990= 5247500 Rs/-
- Assuming market value Rs. 5001 to 10000/- per Sq.yard
- % of Penalization amount for market value Rs. 5001 to 10000/- per Sq.yard = 70%
- Penalization charges with reference to Market Value = 70% x Rs. 5247500/-= Rs.3673250/-

### Building Penalization Charges Calculator

- **Application Number**
- **Sanction Status**
- **Is 1997 Tax Receipt Available**
- **Plot Area (in Sq m)**
- **Market Value**
- **Built up area as on ground(in sq m)**

### Annexure-1 TABLE-2

<table>
<thead>
<tr>
<th>Occupancy or Use of the Building</th>
<th>Plot Size (in sq m)</th>
<th>Basic penal charges as per annexure-11 (per sq ft in Rupees)</th>
<th>Total penal charges as per Basic Penal Charges (in Rupees)</th>
<th>Market value of the land as on 1.1.2015 (Sub Registrar value)</th>
<th>Applicable percentage of basic penalization charges (as Per Annexure 11 i.e with reference to land value)</th>
<th>Actual Penalization Charges to be paid (in Rupees)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>1000</td>
<td>20989.8</td>
<td>250</td>
<td>5247450</td>
<td>70</td>
<td>3673215</td>
</tr>
</tbody>
</table>

**NOTE:**

- Building Usage Type: Commercial
- Sanction Status: Non Sanctioned
Sample Penalization Calculations Under BPS

Scenario 5: RESIDENTIAL APARTMENT PERMITTED WITH DEVIATIONS

- Residential apartment constructed with Stilt + Ground Floor+3 Upper floors as per Sanctioned plan and 1.00 mt deviation in all four sides setbacks
- Total Plot Area = 1200 sq.mts.
- Total Built-up Area = 726 x 4 = 2904 sq.mts
- Deviation in all sides = 1.00 mt.
- Total Buildup Area with 1.00 mt Deviation = 840 x 4 = 3360 sq.mts
- Deviation Area = 3360 – 2904 = 456 sq.mts  % of Deviation = (456/2904) x 100 =15.70%

Building Penalization Charges Calculator

Annexure-1: TABLE-1

Self-Computation table showing penalization charges for
Individual Residential Buildings/Commercial Buildings/Other Buildings
for the cases where building permission was obtained but deviations made to sanctioned plan

<table>
<thead>
<tr>
<th>Occupancy or Use of the Building</th>
<th>Plot Size (in sq m)</th>
<th>Built up area as per sanctioned plan (in sq ft)</th>
<th>Built up area as on ground (in sq ft)</th>
<th>Difference in area (in sq ft)</th>
<th>Percentage of violation in case of plot area above 300 sq m</th>
<th>Basic penal charges as per area violation (per sq ft) (10)*(5)</th>
<th>Total penal charges as per penal charges (in Rupees)</th>
<th>Market value of the land as on 1st Jan 2015 (per Sq.Yd) (Per Sq.Yd)</th>
<th>Applicable percentage of basic penal charges (as per Annexure II) (with reference to land value)</th>
<th>Actual Penalization Charges to be paid (in Rupees)</th>
</tr>
</thead>
<tbody>
<tr>
<td>High rise Building Residential</td>
<td>1200</td>
<td>31256.656</td>
<td>36167.04</td>
<td>4908.384</td>
<td>16</td>
<td>150</td>
<td>736257.6</td>
<td>25001</td>
<td>100</td>
<td>736258</td>
</tr>
</tbody>
</table>

NOTE:
- Building Type: Residential Apartment
- Sanction Status: Sanctioned
Sample Penalization Calculations Under BPS

Scenario 6: TOTAL UN-AUTHORIZED RESIDENTIAL APARTMENTS

- Assume plinth area of flat = above 2000 sq ft.
- Assume 4 flats per floor
- Total built up area per floor = 2200*4 = 8800 sq ft
- Number of floors = G+4 = 5 Floors
- Total built up area = 8800*5 = 44,000 sq ft
- Basic penalization charges above 2000 sq ft = Rs 200/ sq ft.
- Basic penalization charges = 44,000*200 = Rs 88,00,000/-
- Market values of the land as on 1/1/2015 per sq.yards Rs 15,000-25,000 =80%
- Penalization charges = 88,00,000*80% = Rs 70,40,000/-
- Therefore, per flat penalization charges to be paid = 70,40,000/20 flats = Rs 3,52,000/-

NOTE:
- Building Usage Type: Residential Apartment
- Sanction Status: Non-Sanctioned
Sample Penalization Calculations Under BPS

Scenario 7: Commercial Building Permitted with Deviations

- Commercial building constructed with Cellar+4 Floors as per sanctioned plan and 1.00 mt deviation in all four sides Setbacks
- Total Plot Area = 1200 sq.mts
- Total Built-up Area = 726 x 4 = 2904 sq.mts
- Deviation in all sides = 1.00 mt
- Total Build-up Area with 1.00 mt Deviation = 840 x 4 = 3360 sq.mts
- Deviation Area = 3360 – 2904 = 456 sq.mts
- % of Deviation = (456/2904) x 100 = 15.70%

Building Penalization Charges Calculator

Annexure-1 - TABLE-1
Self-Computation table showing penalization charges for Individual Residential Buildings/Commercial Buildings/Other Buildings for the cases where building permission was obtained but deviations made to sanctioned plan

<table>
<thead>
<tr>
<th>Occupancy or Use of the Building</th>
<th>Plot Size (sq.m)</th>
<th>Built Up Area as per sanctioned plan (in sq ft)</th>
<th>Built up area as on ground (in sq ft)</th>
<th>Difference in area (sq ft)</th>
<th>Percentage of deviation (in case of total area above 300 sq.m)</th>
<th>Basic penal charges as per Annexure II (per sq ft in Rupees)</th>
<th>Total penal charges as per Basic Penal Charges (in Rupees)</th>
<th>Market Value of the land as on 1.1.2015 (Rate per sq. Yd in Rupees)</th>
<th>Applicable percentage of basic penalisation charges (as per Annexure II with reference to land value)</th>
<th>Actual Penalisation Charges to be paid (in Rupees)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>1200</td>
<td>31258.656</td>
<td>30167.04</td>
<td>490.606</td>
<td>16</td>
<td>300</td>
<td>147251.82</td>
<td>25001</td>
<td>100</td>
<td>1472516</td>
</tr>
</tbody>
</table>

NOTE:
- Building Usage Type: Commercial
- Sanction Status: Sanctioned
Sample Penalization Calculations Under BPS

Scenario 8: Commercial Building GF Permitted, Deviation in GF and Upper Floors Unauthorized With Deviations Area Site 1000 Sq.mts

- Plinth area for the building as per approval = 600 Sq.mts. Built up area constructed unauthorized (G+3) = 1950 sq.m
- Built up area constructed in GF = 650 sq.mts
- Deviation in Ground Floor = 50 sq.mts. % of Deviation = 8.33%
- Built up unauthorized constructed = 1950. Basic Penalization charges for deviation in GF = Rs. 200/- for per Sq.ft
- Basic Penalization charges for unauthorized construction = Rs. 250/- for per Sq.ft
- Deviation portion of Building = 50 x 10.764 = 538.2 Sq.ft
- Deviation portion of unauthorized construction = 1950 x 10.764 = 20989.8 Sq.ft
- Basic Penalization charge = 200x539 + 250 x 20900 = Rs. 107800+5247500 = Rs. 5355300/-
- Assuming market value Rs. 5000/- to Rs. 10000/- per Sq.yard
- % of Penalization amount for market value Rs. 5000/- to Rs. 10000/- = 70%
- Penalization charges with reference to Market Value = 70% x Rs. 5355300/- = Rs.3748710/-

Building Penalization Charges Calculator

Total Penalization Charges: 5355300

Annexure-1: TABLE-1
Self-Computation table showing penalization charges for Individual Residential Buildings/Commercial Buildings/Other Buildings for the cases where building permission was obtained but deviations made to sanctioned plan

<table>
<thead>
<tr>
<th>Occupancy of Use of the Building</th>
<th>Plot Size (in sq.m)</th>
<th>Built up area as per sanctioned plan (in sq.m)</th>
<th>Built up area as per ground (in sq.m)</th>
<th>Difference in area (in sq.m)</th>
<th>Percentage of deviation (in case of plinth area volume 300 sq.m)</th>
<th>Basic penalization charges as per per sq ft in (Rupess)</th>
<th>Total penalization charges as per (1) x (4) (in Rupess)</th>
<th>Market value of the land as per 1.1.2016</th>
<th>Applicable percentage of basic penalization charges as per Annexure III (as with reference to land value)</th>
<th>Actual Penalization Charges to be paid (in Rupess)</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1)</td>
<td>(2)</td>
<td>(3)</td>
<td>(4)</td>
<td>(5)</td>
<td>(6)</td>
<td>(7)</td>
<td>(8)</td>
<td>(9)</td>
<td>(10)</td>
<td>(11)</td>
</tr>
<tr>
<td>Commercial</td>
<td>1000</td>
<td>4458.4</td>
<td>4994.4</td>
<td>535.2</td>
<td>8</td>
<td>200</td>
<td>107440</td>
<td>25001</td>
<td>100</td>
<td>107440</td>
</tr>
</tbody>
</table>

Annexure-1: TABLE-2
Self-Computation table showing penalization charges for Individual Residential Buildings/Commercial Buildings/Other Buildings for the cases where No building permission was obtained

| Occupancy of Use of the Building | Plot Size (in sq.m) | Built up area as per sanctioned plan (in sq.m) | Basic penalization charges as per per sq ft in (Rupess) | Total penalization charges as per (1) x (4) (in Rupess) | Market value of the land as per 1.1.2016 | Applicable percentage of basic penalization charges as per Annexure III (as with reference to land value) | Actual Penalization Charges to be paid (in Rupess) |
|---------------------------------|--------------------|-----------------------------------------------|--------------------------------------------------------|-------------------------------------------------------------|---------------------------------|-----------------------------------------------------------------|-------------------------------------------------------------|-----------------------------------------------------------------|-------------------------------------------------------------|
| (1)                             | (2)                | (3)                                           | (4)                                                    | (5)                                                                         | (6)                             | (7)                                                             | (8)                                                                         | (9)                                                             | (10)                                                             | (11)                                                                       |
| Commercial                      | 1000               | 20989.8                                       | 250                                                   | 524750                                                                     | 25001                           | 100                                                             | 524750                                                                     | 524750                                                                         | 524750                                                                         |

NOTE:

Building Usage Type: Commercial
Sanction Status: Sanctioned
Sample Penalization Calculations Under BPS

Scenario 9: TOTAL UNAUTHORIZED COMMERCIAL BUILDING

- Assume Plot Size- 400.00 Sq Mts
- Height permissible=12mts
- Permissible built up area=(10*19.1)*3floors=573 sq mts=6167.72 sq ft
- Basic penalization charges for totally unauthorized
- Commercial uses (30 to 500 sq mts)= Rs 200 per sq ft
- Basic penalization charges = 6167.72*200 = Rs 12,33,544/-
- Assume market value of the land as on 1/1/2015.
- (10,001 to 25,000/sq yard )=80% of basic penalization amount.
- Penalization charges with reference to the land value = 12,33,544*80% = Rs 9,86,835.2/-

Annexure-I-TABLE-2

Self-Computation table showing penalization charges for
Individual Residential Buildings/Commercial Buildings/Other Buildings
for the cases where No building permission was obtained

<table>
<thead>
<tr>
<th>Occupancy or Use of the Building</th>
<th>Plot Size (in sq m)</th>
<th>Built up area as on ground (in sq ft)</th>
<th>Basic penalization charges as per annexure-I (per sq ft in Rupees)</th>
<th>Total penal charges as per Basic Penal Charges (in Rupees)</th>
<th>Market value of the land as on 1.1.2015 (Sub-Registrar value) (Per Sq Yd) (in Rupees)</th>
<th>Applicable percentage of basic penalization charges as per Annexure-III (as per rupees to land value)</th>
<th>Actual Penalization Charges to be paid (in Rupees)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>400</td>
<td>6167.72</td>
<td>200</td>
<td>1233544.4</td>
<td>10001</td>
<td>80</td>
<td>966844</td>
</tr>
</tbody>
</table>

NOTE:
- Building Usage Type: Commercial building
- Sanction Status: Non-Sanctioned
Sample Penalization Calculations Under BPS

Scenario 10: NON - RESIDENTIAL BUILDING GROUND FLOOR PERMITTED WITH DEVIATION

- Assume Site Area = 400 sq.mts
- Permissible Builtup Area (10 x 19.1) x1 = 191.00 sq.mts
- 30% Deviation in Ground Floor = 57.3 sq.mts
- Total Built up Area in ground Floor = 248.3 sq.mts
- Market Value (10,001 to 25,000) = 80%
- Penalisation Charges = 9,168 x 80% = Rs. 7,334.4

NOTE:
- Building Usage Type: Non-Residential building
- Sanction Status: Sanctioned
Sample Penalization Calculations Under BPS

Scenario 11: SANCTIONED GROUND FLOOR WITH DEVIATION AND 2 ADDITIONAL UN-AUTHORIZED FLOORS

- Assume Site Area = 400 sq.mts
- Permissible Built-up Area (10 x 19.1) x1 = 191.00 sq.mts
- 30% Deviation in Ground Floor = 57.3 sq.mts
- Total Built up Area in ground Floor = 248.3 sq.mts = 57.3 x 160 = Rs. 9168 /
- Market Value (10,001 to 25,000) = 80%
- Penalisation Charges = 9,168 x 80% = Rs. 7,334.4
- Additional two Floors built-up Area = 248.3 x 2 = 496.6 sq.mts = 496.6 x 160 = Rs. 79,456 /
- Penalisation charges = 79,456 x 80% = 63,564.8
- Grand Penal amount to be paid = 7334.4 + 63,564.8 = Rs. 70,899.2 /

NOTE:
Building Usage Type: Commercial building
Sanction Status: Sanctioned
Scenario 12: Non Residential Apartment Building with Ground Floor and Two Upper Floors

- Individual residential building in site area above 1000 sq m
- Plinth area of the building as per approval = 1000 sq m
- Built up area of the building as on ground = 1100 sq m
- Deviation portion of the building = 100 sq m (less than 30% of the approved)
- Rate of Basic penalization charge = Rs.150/- per square feet
- Deviation portion of the building = 100 sq m x 10.764 = 1076.4 sq feet
- Basic penalization charge for 1076.4 sq feet = say 1077 sq feet x Rs. 150/- = 1,61,550/-

NOTE:
Building Usage Type: Commercial
Sanction Status: Sanctioned