

**S.I. 92 of 2023**

**PHYSICAL PLANNING ACT, 2021**

*(Act 55 of 2021)*

**Physical Planning (Fees) Regulations, 2023**

**Arrangement of Regulations**

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**S.I. 92 of 2023****PHYSICAL PLANNING ACT, 2021***(Act 55 of 2021)***Physical Planning (Fees) Regulations, 2023**

In exercise of the powers conferred by section 82(2)(f) and (u) of the Physical Planning Act, 2021, the Minister of Lands and Housing makes the following Regulations —

**Citation**

1. These Regulations may be cited as the Physical Planning (Fees) Regulations, 2023.

**Payment of fees**

2. There shall be paid in respect of each application made to the Authority for planning permission under the Act a fee calculated in accordance with the Schedule to these regulations.

**Exemption**

3. The above fees are applicable for all applicants except for a ministry, department, or division of government or a public body that operates under an appropriation act.

**Repeal of S.I 35/1975**

4. The Town and Country Planning (Applications for Permission) (Fees) Regulations, 1975 is hereby repealed.

**SCHEDULE****A. FEES FOR DIFFERENT CATERGORIES OF DEVELOPMENT APPLICATION**

<b>1.</b>	<b>Residential Accommodation</b>		<b>Fees (SR)</b>
	(a)	Dwelling house not exceeding 125 square metres	SR500.00
	(b)	Dwelling unit in terraced, flatted or any other multiple form not exceeding 125 square metres	SR500.00
	(c)	Dwelling house or unit referred to in subparagraphs (a) and (b) exceeding 125 square metres but not exceeding 150 square metres	SR600.00
	(d)	Dwelling house or unit referred to in subparagraphs (a) and (b) exceeding 150 square metres but not exceeding 200 square metres	SR1200.00
	(e)	Dwelling house or unit referred to in subparagraphs (a) and (b) exceeding 200 square metres	SR2000.00
	(f)	Exceeding 300 square metres and above	SR3000
<b>2.</b>	<b>Tourism Accommodation</b>		
	(a)	Not exceeding 20 beds	SR500.00 Per Bed
	(b)	Exceeding 20 beds but not exceeding 60 beds	SR800.00 Per Bed
	(c)	Exceeding 60 beds but not exceeding 200 beds	SR1200.00 Per Bed
	(d)	Exceeding 200 beds but not exceeding 300 beds	SR1500.00 Per Bed
	(e)	Exceeding 300 beds	SR1800.00 Per Bed
	(f)	Staff accommodation other hotel amenities	SR50.00 per square meters
<b>3.</b>	<b>Commercial/ Industrial Development</b>		
	(a)	Offices, shops, factories, warehouses, wholesale centres, commercial storage, workshop, showroom, car wash, garages, mechanical workshops, commercial kiosks, customer service centres, water bottling sale yards, hatchery, abattoirs, animal enclosures, green houses, farm houses, tanks, Fish processing, aquaculture, water plants, pump houses, power plant, electrical substations.	SR50.00 per square meters

	(b)	Restaurants, pubs, cafes, take-aways, bakery, butchery, bars, money changers, banks, pharmacies, health stations, clinics, hospitals, health consulting rooms veterinary hospitals, markets, funeral homes and parlours, dry cleaners, internet access facilities, post boxes, ATM's, hairdressers, barber shops, nail salons, spas, massage parlours, garden centres, florist, vehicle hire offices and vehicle sales offices, theatres, museums, exhibition centres, fuel depots, service stations, fuel stations, car parks, exhibition centres, media establishments/houses	SR100.00 per square meters
	(c)	Cinemas, casinos, betting halls, amusement centres, dance halls/discotheques and similar developments	SR200 per square metre
		Home businesses/cottage businesses	SR500.00 Fixed
	(d)	Churches/Religious Assembly Halls, prayer rooms, corrective institutions, Educational Establishments, research stations, libraries, public administration buildings, community facilities-daycare centres, police stations, emergency service facilities, nursing homes, retirement centres, bus depots, bus shelter, Agricultural Developments	SR100.00 per square metre
4.	<b>Airstrips/helipads and Marinas &amp; ports including jetties &amp; pontoons/ boat ramps/ slipways/ wharf/ floating pontoons, dry docks</b>		SR10,000.00
5.	<b>Amenity Roads and Other Forms of Access including drives and bridges</b>		SR50.00 per linear metre
6.	<b>Private Residential Roads</b>		SR25.00 per linear metre
7.	<b>Other Roads (community)</b>		EXEMPT
8.	<b>Community Building/ Self help Projects</b>		SR500.00
9.	<b>Quarries and other Mineral Working</b>		SR20,000.00
10.	<b>Reclamation</b>		

	(a)	Not exceeding 250 square metres	SR10.00 per sq m
	(b)	Exceeding 250 square metres	SR15.00 per sq m
	(c)	Exceeding 500 square metres	SR25.00 per sq m
<b>11.</b>	<b>Utilities/ Excavation works</b>		SR100.00 per linear metre
	<b>Telecom masts &amp; other towers (tree like), ground stations</b>		SR5000.00
	<b>Commercial satellite dish</b>		SR2000.00
	<b>Phone booths/Kiosks</b>		SR1000.00
	<b>STPs</b>		SR2000.00
	<b>Storm water drains</b>		EXEMPT
<b>12.</b>	<b>Retaining Boundary walls</b>		SR500.00
	<b>Rock armoring, groynes, break water</b>		SR1500.00

## B. APPLICATIONS FOR CONCEPTUAL PERMISSION

<b>1.</b>	<b>Residential Accommodation (All types)</b>	SR75.00
<b>2.</b>	<b>Tourist Accommodation(All types)</b>	SR150.00 per bed
<b>3.</b>	<b>Commercial and Industrial Development</b>	SR10.00 per square metre
<b>4.</b>	<b>Utilities/ Excavation (All types)</b>	SR500.00
<b>5.</b>	<b>Reclamation (All types)</b>	SR2.00 per square metre
<b>6.</b>	<b>Community and Self-Help Projects</b>	SR500.00
<b>7.</b>	<b>Subdivision</b>	SR50.00 per plot
<b>8.</b>	<b>Change of Use (All types)</b>	SR300.00
<b>9.</b>	<b>Retaining &amp; Boundary Walls, Swimming Pool, Accesses, bridges, others</b>	SR150
<b>10.</b>	<b>Pre-Planning requests</b>	SR250.00
<b>11.</b>	<b>Request of Copies and Scanning of Planning Documents per page</b>	A4 – SR25 A3 – SR50 A2 – SR150 A1 – SR200 A0 – SR500



**C. FEES APPLICABLE FOR OTHER MATTERS**

1.	Subdivisions of land		Fees (SR)
	(a)	Residential, not exceeding 3 plots	SR250.00 per plot
	(b)	Residential, exceeding 3 plots	SR600.00 per plot
	(c)	Agricultural purposes	SR200.00 per plot
	(d)	Commercial, Tourism or Industrial purposes	SR1200.00 per plot
2.	Change of Use		
	(a)	To residential	As per Table A.1 As amended
	(b)	To tourism	As per Table A.2 As amended
	(c)	To Commercial or Industrial	As per Table A.3 As amended
	(d)	Money Changer	SR1000.00
	(e)	For any other purpose	SR1000.00
	(f)	Use class variance fee	SR500.00
3.	Miscellaneous Minor Developments		
	(a)	Retaining wall not exceeding 1.5 metres in height	SR 500.00
	(b)	Extension to house or unit referred to in A.1 (a) to (f) not exceeding 1/6 of the floor area of the existing house or unit and not exceeding 40 square metres	SR500.00
	(c)	Any other minor developments (carport, laundry etc.)	SR500.00
4.	CONTAINER		SR750.00 Per Container
5.	Advertisement Application		SR1000.00
OTHERS			
6.	Store		
	(a)	Residential	SR250.00
	(b)	Commercial	SR1000.00
7.	Swimming Pool		
	Private		SR500.00
	Commercial		SR1000.00

<b>8.</b>	<b>Re-roofing</b>		
	(a)	Residential	SR250.00
	(b)	Commercial	SR600.00
<b>9.</b>	<b>Temporary Workers Accommodation</b>		SR25.00 per square metres
	<b>Permanent Workers Accommodation</b>		SR50.00 per square metres
<b>10.</b>	<b>Retrospective Application(All Categories)</b>		15 times the normal application fees
<b>11.</b>	<b>Substitution after Approval has been granted (Residential, Commercial and Industrial)</b>		Repay 50% of applicable fees
<b>12.</b>	<b>Renewals (Only Residential Development)</b>		
	(a)	Between 3 to 5 years	Charge for processing fee only (RS250.00)
	(b)	Above 5 years	Submit fresh plans/application normal fee apply
		<b>Renewal (Commercial/Industrial/Tourism/ Agriculture)</b>	Half of original price paid
	(a)	Above 5 years	Submit fresh plans/application
	(b)	Re-Instatement of plans	Half original planning fees paid
<b>14.</b>	<b>Appeals</b>		
	(a)	All Private Residential, including Boundary Wall/Fencing and Retaining Wall and storage	SR500
	(b)	Small commercial projects below 250 sq metres including apartment buildings and tourism projects of less than 30 rooms	SR1000.00
	(c)	Large commercial projects above 250 sq metres including apartment buildings and tourism projects and hotels above 30 rooms	SR5000.00

	(d)	Appeal against revocation or modification of permission to develop land	SR750.00
	(e)	Appeal against determination of Authority with respect to a Preservation Order	SR750.00
	(f)	Appeal against determination of Authority on objections and representations made with respect to Land Use Plans	SR750.00
	(g)	All other Planning Refusals	SR1000
<b>15.</b>		<b>STRUCTURAL PLANS</b>	
	(a)	Residential	SR1000.00
	(b)	Commercial/Industrial/Tourism	SR3000.00
	(c)	Roads/Accesses	SR500.00
	(d)	Bridges	SR500.00
	(e)	Retaining walls, any other structures	SR500.00
	(f)	Submissions after structural approval has been granted.	50% of original fee
<b>16.</b>		<b>MISCELLANEOUS</b>	
		Fees for any other categories of development proposals not covered in the schedule shall be determined on the use and per linear or square metres based on the prescribed fees in the associated classes.	SR500.00

**MADE this 23<sup>rd</sup> day of October, 2023.**

**BILLY RANGASAMY**  
**MINISTER OF LANDS AND HOUSING**

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