



“STOP CORONA: Wear Mask, Follow Physical Distancing, Maintain Hand Hygiene”

NO. DJB/DOR/IFC/10/2021/ 676

DATED: 22-01-2021

## CIRCULAR

**Subject: Clarifications regarding Levy of Infrastructure Charges.**

In reference to Circular No.DJB/DOR//Infra. Charges/2020/4957 to 5063 dated 06-10-2020, a number of queries/ representations are being received for clarification from Revenue Offices as well as Engineering Divisions to Revenue Head Quarter. The following clarifications are issued for guidance and properly levy Infrastructure Charges :

S.No	Query	Clarifications
1.	If property is few years old having no water connection and consumer applies for new water connection will Infrastructure Charges be applicable?	For every new water/ sewer connection Infrastructure Charges is applicable on the existing buildings as well as new addition/ construction, if plot size is above 200 Sq. Mtr.
2.	What does the “Built up area” mean? Whether it includes sum of areas of all built up floors or only ground floor.	Built up area is the sum total of carpet area, area of wall and area of Balcony. If owned by single owner, then it is sum of built up area of all the floors, in the entire building, otherwise portion/ built up area of unit of the individual owner..
3.(a)	Whether Infrastructure Charges in a multiple dwelling apartment/building - Domestic or Commercial, is to be paid by the applicant only for built-up area of his property?	In all cases where bulk connection is not granted and individual connection is provided, owner of that individual property is required to pay Infrastructure Charges only for his portion of property. In case whole building is owned by single owner, Infrastructure Charges for all unit need to be paid by the owner of whole property. Further, if there is already connection in existence for any portion of building, Infrastructure Charges for new connection (s) only for rest of the portion of the building will be payable.
(b)	Is Infrastructure Charges applicable on applied dwelling unit/ floor or whole building?	
4.	Whether Infrastructure Charges is payable at the time of re-opening of existing connection?	Infrastructure Charges on re-opening of the existing connection is not applicable However, Infrastructure Charges for additional connection(s) is payable for rest of the portion of the property.
5.	What will happen, if a property is having one water connection at ground floor (Building is old) and now apply water connection for first floor or other (which is also old and area more than 200 sq.mt.)?	Infrastructure Charges is not chargeable for already existing connection. However, for additional connection for 1 <sup>st</sup> Floor or other, Infrastructure Charges is payable.

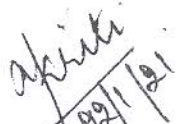
EE (EDP)

6.	Whether Infrastructure Charges is to be calculated for every floor or only for ground built up area?	Infrastructure Charges is chargeable for built up area of every floor/unit.
7.	Whether discount of 50% or 25% is to be applied before or after adding 10% Infrastructure Charges on open area?	50% / 25% discount is available on built up area not on open area. Therefore, Infrastructure Charges on 10% of open area is fully payable and shall be separately calculated. -
8.	What will happen, existing building having one water connection (Cut off) is demolished & reconstructed with four storey (area > 200 sqm) and applies for reopening of existing water connection at GF & 3 new connection for 1 <sup>st</sup> , 2 <sup>nd</sup> and 3 <sup>rd</sup> Floor?	Infrastructure Charges is payable for all new connection(s) except on re-opening of existing connection(s).
9.	If plot area is more than 200 sqm. but built-up area is less than 200 sqm, in such case whether IFC will be applied or not?	Infrastructure Charges is payable in all cases if plot size is above 200 Sqm.
10.	If Plot area is more than 200 sqm. having 2 or more flats at one floor out of which 1 connection exists, will Infrastructure Charges be applicable for remaining flats at same floor?	Infrastructure Charges is applicable on every dwelling unit on the basis of its own built-up area.
11.	Whether Building plan either sanction or not is required for assessment of Infrastructure Charges?	Infrastructure Charges may be calculated on the basis of actual site position, building plan is not mandatory.
12.	For the purpose of Infrastructure Charges calculation, what will be the treatment for service area, of Parking which is in addition to Parking.	As per decision of Board, Infrastructure Charges @ 10% of the Open Area on ground floor as well as @ 10% of the total built up area in case of multi-level parking is applicable. Therefore, for service area of Parking within the plot, Infrastructure Charges @ 10% of such service area would be applicable.
13.	Is Infrastructure Charges is applicable on connection applied before 06-10-2020.	Infrastructure Charges is not applicable only when water/ sewer connection has already been released for the existing built-up area. Connection is deemed as released only if connection charges bill is paid.
14.	Whether the Infrastructure Charges is applicable on basement and stilt parking being built up area?	Infrastructure Charges is levied for laying infrastructure for augmentation of water supply. In case there is no dwelling or commercial unit in basement and stilt in individual buildings Infrastructure Charges is not

		applicable for Basement/stilt. In case of existence of any unit Domestic/ Commercial in Basement and Parking, Infrastructure Charges will be levied according to build up area of such units.
15.	Water Demand and sewage quantities to be checked out by Planning Wing or Maintenance Divisions.	Water demand and sewerage discharge quantity is to be calculated as per existing guidelines of Planning Department by Maintenance Division. Only OBPS cases will be processed by Planning Wing.

Further, old cases where Infrastructure Charges have been paid will not be re-opened.


This issues with the approval of Competent Authority for strict compliance of implementation by all concerned.

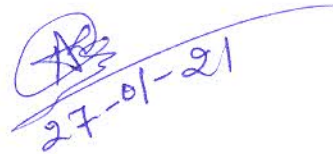
  
 (Akriti Sagar)  
 Director (Revenue)

Copy for Information / necessary action to:

1. PS to Chairman, DJB for kind information.
2. Vice Chairman, DJB for kind information.
3. Secy. to CEO for kind information of CEO.
4. Members of the Board for kind information.
5. Member(A)/ Member(F)/ Member(W)/ Member(Dr.)
6. All Chief Engineers.
7. Director(F&A)/Director(A&P) /Secretary, DJB
8. Dy. Director(Vigilance)/Jt. Director(F&A)-I &II
9. All area Jt. Directors (Revenue)/ All Dy. Director (Revenue).
10. All SEs (Maintenance) / All EEs (W/S/R).
11. All ZROs are directed to take action accordingly.
12. AO(Revenue)HQ/ AAO(Revenue)HQ
13. EE(EDP): for uploading on DJB Website.
14. Project Director, M/s. Wipro Ltd., 6<sup>th</sup> Floor Varunalaya Building, Phase-II for necessary modification in application software.
15. Guard file.



  
 AE(EDP)  
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 27-01-21

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