

S.I. 31 of 2025**PHYSICAL PLANNING ACT, 2021***(Act 55 of 2021)***Physical Planning (Fees) (Amendment) Regulations, 2025**

In exercise of the powers conferred by section 82(2) 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) (Amendment) Regulations, 2025.

Amendment of S.I. 92 of 2023

2. The Physical Planning (Fees) Regulations, 2023 as last amended by S.I. 20 of 2024 is amended as follows —

- (a) by repealing regulation 3 and substituting therefor of the following —

“Exemptions

3. The following applicants or applications shall be exempted from payment of any fees under these regulations —

- (a) a ministry, department, or division of government or a public body that operates under an appropriation act; and
- (b) a development project that support the national strategic vision of the country in respect of but not limited to, energy efficiency, food security or infrastructure developments.”;

(b) In Part A of the Schedule —

- (i) by repealing the words and figures “SR100.00 per square metres” and figures “SR200.00” respectively appearing in Column 3 in corresponding serial number 3(b) and 3(c) serial number 3 of Column 1, and substituting therefor of the words and figures “SR75.00 per square metres” “SR150.00 per square metres” respectively;

“3A	Agriculture	
	<p>(a) Hatchery, Pens, sties and other animal enclosures, shade houses, water storage tanks on farm lands, aquaculture, infrastructure for container planting and coops, green houses, tanks, pump houses up to 250m²</p> <p>(b) Structures submitted for agricultural use above 250m²</p> <p>(c) Supporting farm structures (dismountable farm houses, workers quarters, abattoirs, hatchery, processing units, grading & packing facilities, cold store, sales outlet, kitchenette, farm office, toilet facilities, agro tourism kiosk, viewing platform, animal feed factory, warehouse, composting shed, cold store, livestock storage sheds amongst such other infrastructures</p>	<p>Exempt</p> <p>SR5 per square metre</p> <p>SR5 per square metre</p>

- (ii) by inserting, immediately after serial number 3 and entries relating thereto, the following —
- (iii) by repealing the words and figures “SR50.00 per linear metre” appearing in Column 3 in corresponding serial number 5 and substituting therefor the words and figures “SR30.00 per linear metre”;
- (iv) by repealing the words and figures “SR20.00 per linear metre” appearing in Column 3 in corresponding serial number 6 and substituting therefor the words and figures “SR15.00 per linear metre”;
- (v) by repealing the words and figures “SR500.00” appearing in Column 3 corresponding to serial number 8 and substituting therefor the words “EXEMPT”;
- (vi) by repealing the words and figures “SR10.00 per sqm”, “SR15.00 per sqm” and “SR25.00 per sqm” respectively appearing in Column 3 in corresponding serial numbers 10(a), 10(b) and 10(c), and substituting therefor of the words and figures “SR05.00 square metres”, “SR10.00 square metres” and “SR 15.00 square metres” respectively;
- (vii) by repealing the words and figures “SR100.00 per linear metre” appearing in Column 3 corresponding to the entry “**Utilities/excavation work**” in serial number 11, and substituting therefor of the words and figures “SR50.00 per linear metre”;
- (viii) by repealing the words and figures “SR2000.00” appearing in Column 3 corresponding to the entry “**STPs**” in **serial number 11**, and substituting therefor of the word “EXEMPT”

- (c) In Part B of the Schedule, by repealing the figures “SR500.00” appearing in Column 3 in corresponding serial number 6 and substituting therefor of the word “EXEMPT”;
- (d) In Part C of the Schedule, by repealing the words and figures “10 times the normal application fees” appearing in Column 3 in corresponding serial number 10, and substituting therefor of the words and figures “15 times the normal application fees”.

MADE this 7th day of May, 2025.

BILLY RANGASAMY
MINISTER OF LANDS AND HOUSING
