

GOVERNMENT OF ANDHRA PRADESH
Abstract

The Andhra Pradesh Gram Panchayat Land Development (Layout and Building) Rules, 2002- Amendments - Orders- Issued.

PANCHAYAT RAJ & RURAL DEVELOPMENT (PTS.III) DEPARTMENT

G.O.MS.No. 12

Dated: 08-02-2016

Read the following:

1. G.O Ms.No.67, PR&RD (Pts.IV) Department, Dated: 26.2.2002.
2. From the Commissioner, PR &RD, AP Hyderabad, Letter No. 9974/CPR&RE/D4/2013, Dated: 24.2.2014.

ORDER:

The appended notification shall be published in an Extraordinary issue of the Andhra Pradesh Gazette, Dated:11.2.2016.

2. The Commissioner, Printing, Stationery and stores purchase Government of Andhra Pradesh, Hyderabad is requested to furnish 200 copies of the Notification to Government immediately.

(BY ORDER AND IN THE NAME OF GOVERNOR OF ANDHRA PRADESH)

Dr. K.S.JAWAHAR REDDY
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner, Printing, Stationary and Stores Purchase Govt of A.P Hyderabad (with a request to furnish 200 copies)

The Commissioner, Panchayat Raj & Rural Development, AP Hyderabad.

The Director, Town & Country Planning, AP Hyderabad.

All the District Collectors in the State,

All the District Panchayat Officers in the State.

Vice Chairman & Managing Director, APIIC, Hyderabad.

The Municipal Administration & Urban Development Department.

The Law (F) Department.

Sc/sf

//FORWARDED:: BY ORDER//

SECTION OFFICER

(P.T.O)

APPENDIX

NOTIFICATION

In exercise of the powers conferred by sub section (1) read with clause (XVII) of sub section (2) of section 268 of Andhra Pradesh Panchayat Raj Act, 1994. (A.P. Act No.13 of 1994), the Governor of Andhra Pradesh hereby makes the following amendments to the Andhra Pradesh Gram Panchayat Land Development Layout and Buildings Rules,2002 issued in G.O.Ms.No.67,PR&RD (Pts.IV) Department, dated:26.2.2002 and as subsequently amended from time to time.

Amendments

In the said rules, for schedule, the following shall be substituted namely:-

SCHEDULE			
			Rate
Sl. No	Details of the item	Gram Panchayats falling under the master plan of Municipalities, Gram Panchayats located in Mandal head quarters and Gram Panchayats with a population of 10,000 and above.	Gram Panchayats other than mentioned in column (3)
(1)	(2)	(3)	(4)
1.	Lay out fee.	Rs.4/- per Sq.Mt subject to minimum of Rs. 5,000/-	Rs.2/- per Sq.Mt. subject to minimum of Rs.3,000/-
2.	<u>Approval of site:</u> Approval of any individual site for the construction of building (not included in sanctioned layout) abutting to existing public road.		
	(i) Site approval / sub division of plot.	Rs. 10/- Sq.Mt.	Rs. 5/- per Sq.Mt.
	(ii)Open space contribution Charges.	14% on land value as per the prevailing rate fixed by Stamps and Registration Department.	
	(iii) Betterment charges:		
	(a) Residential.	Rs. 40/- per Sq.Mt.	Rs. 20 per Sq.Mt.
	(b) Non-Residential.	Rs.50/- per Sq.Mt.	Rs. 30 per Sq. Mt.
3.	Inspection & Technical security fee of Town and Country Planning Department.	Rs.1000/- per acre subject to minimum of Rs. 5,000/-	Rs. 500/- per acre subject to minimum of Rs. 3,000/-
4.	Security deposit for layout.	Rs. 4/- per Sq.Mt. subject to minimum of Rs.20,000/-	Rs. 2/- per Sq.Mt. subject to minimum of Rs.10,000/-

5	Building permit fee.				
	(i) Residential :				
	(a) Semi permanent /Thatched.	Rs. 100/- per structure.	NIL.		
	(b) Permanent.	Rs.20/- per Sq.Mt. of built up area subject to minimum of Rs.200/-	Rs.2/- per Sq.Mt. of built up area subject to minimum of Rs. 200/-		
	(ii) Non- Residential.	Rs.40/- per Sq.Mt. of built up area subject to minimum of Rs.2000/-	Rs.8/- per Sq.Mt. of built up area subject to minimum of Rs. 400/-		
6.	Renewal of Lay Out and building plan.	30% of total fee.	20% of the total fee.		
7	Penalties for.				
	(i) Violation of rules.	Rs.2,000/-	Rs.1,000/-		
	(ii) For continuing offence.	Rs.10/- per day.	Rs.5/ - per day		
	(iii) Compounding fee (for the buildings constructed without prior sanction, but satisfying all rules/norms).				
		Residential.	Non-Residential.	Residential.	Non-Residential.
	(a) Up to basement.	1000/-	2000/-	500/-	1000/-
	(b) Up to lint level.	3000/-	6000/-	1500/-	3000/-
	(c) Completion stage.	5000/-	10000/-	2500/-	5000/-
8.	Other fee.				
	(a) Building application, Annexure Form and other annexures.	Rs.20/ - each.	Rs.10/- each.		
	(b) un-objectionable encroachment.	Rs.2/ - per Sq.Mt.	Rs.1/ per Sq.Mt.		
9	True copies charges:				
	(i) Village map (or) I.L.U.P.	Rs. 300/- each.	Rs. 200/- each.		
	(ii) Approved layout copy.	Rs.100/-each.	Rs. 100/ - each.		
	(ii) Approved building plan.	Rs.100/-each	Rs.100/- each.		

Dr. K.S. JAWAHAR REDDY.
PRINCIPAL SECRETARY TO GOVERNMENT

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department – Rules – Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (Act 5 of 2016)- Rates for collection of Development Charges – Orders-Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H)DEPARTMENT

G.O.MS.No. 87

Dated: 27-02-2018

Read the following:-

1. G.O.Ms.No.439, MA&UD (I1)Department, Dated:13.06.2007.
2. A.P. Metropolitan Region and Urban Development Authorities Act, 2016.
3. G.O.Ms.No.26, MA & UD (H2) Department, Dated:08.02.2016
4. From the Director of Municipal Administration, AP., Guntur Lr.Roc.No.14037/11/2017-K Sec(895236/2017-K3-1) Dated 25.01.2018.

ORDER:-

In the reference 1st read above, Government have revised the rates of development charges for all Urban Development Authorities in the State of Andhra Pradesh under sub-section (1) of section 58 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Andhra Pradesh Act No.I of 1975).

2. In the reference 2nd read above, Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (Act 5 of 2016) came into force duly repealing the Andhra Pradesh Urban Development Authorities Act, 1975.

3. The provisions of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (Act 5 of 2016) have come into force with effect from 8th February, 2016, by virtue of notification issued in G.O.3rd read above.

4. Government, after careful consideration, hereby prescribe the rates of development charges for all Urban Development Authorities in the State as per Sections 100 & 118 read with sub-section (3)(e) of Section 5 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016, (Act 5 of 2016). The rates of development charges are mentioned in the table appended to this order.

5. The amount so collected by Urban Development Authorities shall be kept in a separate account by Vice Chairmen of Urban Development Authorities. The Urban Development Authorities shall utilize 85% of the income to implement the provisions of Master Plans viz., (a) traffic improvement; (b) construction of bridges; (c) development of Green Belts and Parks etc., and remaining 15% can be utilized for administration and other maintenance.

6. The Urban Development Authorities shall prepare an action plan every year for the implementation of Master Plan proposals utilizing the amount received towards the Development charges.

P.T.O

7. The appended notification shall be published in the Extraordinary issue of the Andhra Pradesh Gazette dated:28.02.2018.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner, Printing Stationary and Stores Purchase, AP, Vijayawada.

The Vice Chairmen of Urban Development Authorities in the State.

The Commissioner, Greater Visakhapatnam Municipal Corporation,
Visakhapatnam.

The Commissioner, Kakinada Municipal Corporation, Kakinada, E.G. District.

The Commissioner, Rajamahendravaram Municipal Corporation,
Rajamahendravaram, E.G. District.

The Commissioner, Eluru Municipal Corporation, West Godavari District

The Commissioner, Nellore Municipal Corporation, Nellore.

The Commissioner, Kurnool Municipal Corporation, Kurnool.

The Commissioner, Ananthapuram Municipal Corporation, Ananthapuram.

The Commissioner, Ongole Municipal Corporation, Ongole

The Commissioner, Tirupati Municipal Corporation, Tirupati, Chittoor District.

The Director of Town & Country Planning, AP, Guntur.

The Director of Municipal Administration, AP, Guntur.

The Registrar, High Court of AP and Telangana, Hyderabad.

The Accountant General, Andhra Pradesh, Hyderabad.

The Director of Treasuries & Accounts, AP., Vijayawada

The Director of Works & Accounts, AP., Vijayawada

The Pay and Accounts Officer, AP., Vijayawada

The OSD to Special Chief Secretary to Chief Minister.

The OSD to Hon'ble Minister for MA & UD

The P.S. to Principal Secretary to Government, MA&UD Dept.

Sf/Sc.

//FORWARDED :: BY :: ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by as per Sections 100 & 118 read with sub-section (3)(e) of Section 5 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (Act 5 of 2016), the Governor of Andhra Pradesh hereby authorised the Urban Development Authorities to collect development charges under Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (Act 5 of 2016).

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TABLE

RATES OF DEVELOPMENT CHARGES TO BE LEVIED UNDER SECTIONS 100 AND 118 READ WITH SUB-SECTION (3) (e) of Section 5 of ANDHRA PRADESH METROPOLITAN REGION & URBAN DEVELOPMENT AUTHORITY ACT, 2016 FOR ALL URBAN DEVELOPMENT AUTHORITIES

Rates in Rupees per Square Meter

FOR INSTITUTION OF USE OR CHANGE OF USE		Greater Visakhapatnam Municipal Corporation (GVMC)		Other Municipal Corporations		All Municipalities		All Gram Panchayaths	
		Land	Built-up area	Land	Built-up area	Land	Built-up area	Land	Built-up area
I	INSTITUTION OF USE								
a.	Vacant to Residential	40	50	20	30	20	30	10	15
b.	Vacant to Commercial	50	60	25	40	25	40	15	30
c.	Vacant to Industrial	30	60	20	40	20	40	15	25
d.	Vacant to Miscellaneous	30	60	20	30	20	30	10	10
II	CHANGE OF LAND USE								
a.	Recreational to Residential	125	60	70	40	70	40	20	15
b.	Recreational to Commercial	150	60	75	45	75	45	20	30
c.	Recreational to Industrial	125	60	65	45	65	45	20	30
d.	Recreational to Miscellaneous	125	30	65	20	65	20	15	30
e.	Agricultural./Conservation or Green Belt to Residential	100	60	60	40	60	40	15	15
f.	Agricultural./Conservation or Green Belt to Commercial	125	75	75	45	75	45	20	30
g.	Agricultural./Conservation or Green Belt to Industrial	100	75	50	40	50	40	15	30
h.	Agricultural./Conservation or Green Belt to Miscellaneous	40	40	25	20	25	20	15	15
i.	Residential to Commercial	125	75	80	45	80	45	20	30
j.	Residential to Industrial	60	60	40	40	40	40	20	30
k.	Residential to Miscellaneous	50	60	30	40	30	40	20	30
l.	Commercial to Residential	40	40	20	25	20	25	15	20
m.	Commercial to Industrial	50	60	30	40	30	40	15	20
n.	Commercial to Miscellaneous	40	30	20	20	20	20	15	20
o.	Industrial to Residential	40	40	20	20	20	20	15	20
p.	Industrial to Commercial	80	60	45	45	45	45	20	30
q.	Industrial to Miscellaneous	40	40	20	20	20	20	15	20
r.	Miscellaneous to Residential	40	40	20	20	20	20	15	20
s.	Miscellaneous to Commercial	80	60	45	45	45	45	20	30
t.	Miscellaneous to Industrial	60	60	30	40	30	40	20	30

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER