

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department - Rules - Urban
Development Authority (Hyderabad) Rules, 1977 - Amendment - Orders - Issued

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I) DEPARTMENT

G.O. Ms. No. 439.

Dated the 13th June, 2007.

Read the following:-

1. G.O. Ms. No. 215, M.A. & U.D. Department, dated 10.04.1977.
2. G.O. Ms. No. 636, M.A. & U.D. Department, dated 19.11.1986.
3. G.O. Ms. No. 51 M.A. & U.D. Department, dated 05.02.1996.
4. From Vice-Chairman, Hyderabad Urban Development Authority, Hyderabad, Letter No. 9966/MP/HUDA/2004, dated 10.11.2006.
5. From Vice-Chairman, Tirupati Urban Development Authority, Tirupati, Letter Rec. No. 2363/G1/06, dated 06.01.2007.
6. From Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada, Letter No. R.C. 08-2335/2006, dated 08.03.2007.

-- o Oo --

ORDER:

Under sub-section (1) of section 58 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Andhra Pradesh Act No-1 of 1975) Government have issued the Urban Development Authority (Hyderabad) Rules, 1977 which came into force from the 21st April, 1977. The Vice-Chairmen of Hyderabad Urban Development Authority, Vijayawada-Guntur-Tenali-Mangalagiri Urban Development Authority and Tirupati Urban Development Authority, in their letters 4th to 6th read above, have proposed to enhance the rates of development charges, including those relating to residential, commercial, industrial, agricultural and recreational use. As there is enormous increase in the cost of infrastructure development since 1996, the Urban Development Authorities have to implement essential schemes like traffic improvement, construction of bridges and development of green belts, parks etc., from out of their own resources.

2. Government, after careful consideration, hereby revise the rates of development charges for all Urban Development Authorities in the State. Accordingly the following amendment is issued to the Urban Development Authority (Hyderabad) Rules, 1977 issued in G.O. Ms. No. 215, HMA & UD (MA) Department, dated 1-4-1977.

3. 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 utilise 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.

4. 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.

...2.

... 3.

5. The appended notification shall be published in the Extraordinary issue of the Andhra Pradesh Gazette dated 14-06-2007.

6. The Commissioner of Printing, Stationary and Stores Purchase is requested to publish the notification in the next issue of the Andhra Pradesh Gazette and supply 2000 copies of the notification for placing them on the table of the House as required under sub-section (3) of section 58 of the Andhra Pradesh Urban Areas (Development) Act, 1975.

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

S.P. SINGH,
PRINCIPAL SECRETARY TO GOVERNMENT.

To
The Commissioner, Printing Stationary and Stores Purchase, Hyderabad.
The Vice-Chairmen of Urban Development Authorities in the State.
The Commissioner, Greater Municipal Corporation of Hyderabad, Hyderabad.
The Commissioner, Vijayawada Municipal Corporation, Vijayawada.
The Commissioner, Guntur Municipal Corporation, Guntur.
The Commissioner, Visakhapatnam Municipal Corporation, Visakhapatnam.
The Commissioner, Warangal Municipal Corporation, Warangal.
The Commissioner of Tirupati, Tenali, Mangalagiri, Bheemunipatnam, Vizianagaram Municipalities.
The Director of Town and Country Planning, Hyderabad.
The Registrar, High Court of Andhra Pradesh, Hyderabad.
The Pay and Accounts Officer, Hyderabad.
The P.S. to Special Secretary to Chief Minister.
The P.S. to Minister for Municipal Administration.
The P.S. to Principal Secretary to Govt., MA&UD.
S/Sc.

// FORWARDED BY ORDER //

M. Reddy
SECTION OFFICER.

APPENDIX
NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 58 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Andhra Pradesh Act No.1 of 1975), the Governor of Andhra Pradesh hereby makes the following amendment to the Urban Development Authority (Hyderabad) Rules, 1977, issued in G.O.Ms.No.245, Housing, Municipal Administration and Urban Development Department, dated the 1st April, 1977 and published at pages 269-282 of the Rules Supplement to part I of Extraordinary issue of Andhra Pradesh Gazette dated the 21st April, 1977 as amended from time to time.

TABLE - 2

RATES OF DEVELOPMENT CHARGES TO BE LEVIED UNDER SECTION 28 OF ANDHRA PRADESH URBAN AREAS (DEVELOPMENT) ACT, 1975 AND UNDER RULE 15(6) OF THE URBAN DEVELOPMENT AUTHORITY RULES, 1977 FOR VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY / VIJAYAWADA, GUNTUR, TENALI, MANGALAGIRI URBAN DEVELOPMENT AREAS.

Rates in Rupees per Square Meter.

FOR INSTITUTION OF USE OR CHANGE OF USE		Within Municipal Corporation / Municipality area				Outside Municipal Corporation / Municipality area	
		Land		Built up area		Land	Built up area
		Visakhapatnam / Vijayawada / Guntur	Other Municipalities	Visakhapatnam / Vijayawada / Guntur	Other Municipalities		
I. INSTITUTION OF USE							
a.	Vacant to Residential	40	40	50	25	20	25
b.	Vacant to Commercial	50	50	60	45	25	30
c.	Vacant to Industrial	30	30	60	40	20	30
d.	Vacant to Miscellaneous	30	30	60	30	15	15
II. CHANGE OF LAND USE							
a.	Recreational to Residential	125	60	60	60	35	25
b.	Recreational to Commercial	150	80	60	60	30	40
c.	Recreational to Industrial	125	60	60	60	30	40
d.	Recreational to Miscellaneous	125	60	30	30	30	40
e.	Agricultural / Conservation or Green Belt to Residential	100	60	60	60	30	30
f.	Agricultural / Conservation or Green Belt to Commercial	125	75	75	75	30	40
g.	Agricultural / Conservation or Green Belt to Industrial	100	60	75	75	30	40
h.	Agricultural / Conservation or Green Belt to Miscellaneous	40	40	40	40	25	25
i.	Residential to Commercial	125	75	75	75	30	40
j.	Residential to Industrial	60	60	60	60	30	40
k.	Residential to Miscellaneous	50	60	60	60	30	40
l.	Commercial to Residential	40	40	40	40	30	25
m.	Commercial to Industrial	50	50	60	60	30	25
n.	Commercial to Miscellaneous	40	40	40	40	30	25
o.	Industrial to Residential	40	40	60	60	40	40
p.	Industrial to Commercial	60	60	60	60	40	40
q.	Industrial to Miscellaneous	40	40	40	40	30	25
r.	Miscellaneous to Residential	40	40	40	40	30	25
s.	Miscellaneous to Commercial	80	60	60	60	40	40
t.	Miscellaneous to Industrial	60	60	60	60	30	40