

GOVERNMENT OF TELANGANA
ABSTRACT

Municipal Administration & Urban Development Department - Urban Development Authorities - Revision of Rates of Development Charges - Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.Ms.No.225

Dated:30.08.2016.
Read the following:-

1. G.O.Ms.No.215, M.A.& U.D. Department, dated 10.04.1977
2. G.O.Ms.No.51, M.A.& U.D. Department, dated 19.11.1986.
3. G.O.Ms.No.439, M.A.& U.D. Department, dated 13.06.2007
4. From M.C., Lr.No.9966/MP/Plg/H/2004 (part) dated.03.8.2016.

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ORDER:

Whereas, the Urban Development Authority (Hyderabad) Rules 1977 were issued vide G.O. 1st read above.

2. Whereas, in the G.O. 2nd read above Government have issued orders specifying rates of development charges to be levied by Urban Development Authorities under section 28 of Telangana Urban Areas (Development) Act, 1975 duly amending Rule 15(6) of the Urban Development Authority (Hyderabad) Rules, 1977 and subsequently in the G.O. 3rd read above the rates of development charges were revised.
3. And whereas, it has come to the notice of the Government that Urban Development Authorities are utilizing the development charges to implement essential projects like Construction of Bridges, Protection of Lakes, Development of Green belts, Formation of Master Plan Roads, Parks and various other projects in the interest of planned urban growth and the costs of providing infrastructure and other services have gone up substantially whereas, development charges have not been revised since 2007.
4. In the circumstances read above, Government after careful examination of the matter have decided to revise the rates of development charges. These rates of development charges are applicable to (i) all pending cases where the final orders have not been issued by the State Government in respect of cases pertaining to change of land use and (ii) in respect of development permissions where amount of development charges payable has not been communicated by Urban Development Authority (UDA) / Municipal Corporation/ Municipality/ Grampanchayath as on the date of issue of these orders.
5. Accordingly following notification shall be published in the Extra Ordinary issue of the Telangana Gazette Dated:07.09.2016 and shall come into force from the date of Notification.
6. The Commissioner of Printing, Stationary and Stores Purchase is requested to publish the notification in the next issue of the Telangana Gazette and supply 100 copies of the notification.

Notification

In exercise of the powers conferred by of section 58 of the Telangana Urban Areas (Development) Act, 1975 the Governor of Telangana hereby makes the following amendment to the Urban Development Authority (Hyderabad) Rules, 1977, issued in G.O.Ms.No.215 HMA&UD (M.A) Department dt.01.04.1977 and amended in G.O.Ms.No.439 MA,

Amendment
In rule 15 of the said rules in sub-rule (6) for the Table-3 there under the following shall be substituted namely:

TABLE-3

RATES OF DEVELOPMENT CHARGES TO BE LEVIED UNDER SECTION 28 OF TELANGANA URBAN AREAS (DEVELOPMENT) ACT, 1975 AND UNDER RULE 15(6) OF THE URBAN DEVELOPMENT AUTHORITY RULES, 1977 IN KAKATIYA URBAN DEVELOPMENT AUTHORITY/VEMULAVADA TEMPLE AREA DEVELOPMENT AUTHORITY/BASARA DEVELOPMENT AUTHORITY AREAS.

| For institution of use or change of use | (Rates in Rupees per Square Meter) | | | |
|---|--|---------------|-------------------------|---------------|
| | In Municipal Corporation/Municipalities Area | | In Grampanchayath Areas | |
| | For Land | Built up Area | For Land | Built up Area |
| I. INSTITUTION OF USE | | | | |
| a. Vacant to Residential | 35 | 40 | 20 | 30 |
| b. Vacant to Commercial | 40 | 50 | 30 | 40 |
| c. Vacant to Industrial | 35 | 50 | 30 | 45 |
| d. Vacant to Miscellaneous | 35 | 40 | 30 | 30 |
| II. CHANGE OF LAND USE | | | | |
| a. Recreational to Residential | 90 | 50 | 60 | 25 |
| b. Recreational to Commercial | 100 | 55 | 65 | 50 |
| c. Recreational to Industrial | 100 | 55 | 40 | 50 |
| d. Recreational to Miscellaneous | 90 | 50 | 45 | 50 |
| e. Agricultural / Conservation or Green Belt to Residential | 100 | 65 | 45 | 35 |
| f. Agricultural / Conservation or Green Belt to Commercial | 110 | 55 | 65 | 55 |
| g. Agricultural / Conservation or Green Belt to Industrial | 100 | 50 | 35 | 50 |
| h. Agricultural / Conservation or Green Belt to Miscellaneous | 100 | 35 | 60 | 35 |
| i. Residential to Commercial | 120 | 55 | 65 | 50 |
| j. Residential to Industrial | 120 | 50 | 40 | 50 |
| k. Residential to Miscellaneous | 90 | 50 | 65 | 50 |
| l. Commercial to Residential | 65 | 40 | 60 | 40 |
| m. Commercial to Industrial | 90 | 50 | 36 | 45 |
| n. Commercial to Miscellaneous | 80 | 40 | 60 | 40 |
| o. Industrial to Residential | 65 | 40 | 45 | 40 |
| p. Industrial to Commercial | 90 | 55 | 65 | 55 |
| q. Industrial to Miscellaneous | 80 | 40 | 60 | 40 |
| r. Miscellaneous to Residential | 65 | 40 | 60 | 40 |
| s. Miscellaneous to Commercial | 90 | 55 | 65 | 55 |
| t. Miscellaneous to Industrial | 90 | 50 | 40 | 50 |

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

M.G.GOPAL
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Vice Chairman, Kakatiya Urban Development Authority, Warangal
The Vice Chairman & Chief Executive Officer, Vemulavada Temple Area Development Authority, Karimnagar District.
The Special Officer, Basara Development Authority, Basara, Adilabad.
The Director of Town & Country Planning, Hyderabad.
The Panchayath Raj & Rural Development Department, Telangana Secretariat
The Commissioner, Panchayath Raj Department
The Pay & Accounts Officer, Hyderabad.
The District Collector, Warangal, Karimnagar and Adilabad

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Copy to:

The P.S. to Principal Secretary to C.M.

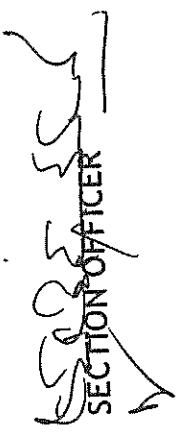
The Officer on Special Duty to M (MA).

The P.S. to Special Chief Secretary to Govt, MA&UD Department.

~~The Law (C) Department.~~

Sf /Sc.

//FORWARDED BY ORDER//


SECTION OFFICER