

GOVERNMENT OF TELANGANA
ABSTRACT

Municipal Administration & Urban Development Department - Yadagirigutta Temple Area Development Authority - Revision of Rates of Development Charges in YTDA Area - Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.Ms.No.224

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.
5. G.O.Ms.No.47, M.A.& U.D.(M2) Department, dated 27.02.2015
6. G.O.Ms.No.214, M.A.& U.D.(M1) Department, dated 03.08.2016

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ORDER:

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

2. And whereas, in the G.O. 2nd read above orders were issued 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 said rates of development charges were revised.

3. And whereas, in the G.O. 5th read above Yadagirigutta Temple Development Authority (YTDA) has been constituted for development of Yadagirigutta Temple complex and its surrounding area. Subsequently in the G.O. 6th read above orders were issued extending the rates of development charges of Hyderabad Metropolitan Development Authority Area (HMDA) to Yadagirigutta Temple Development Authority Area (YTDA).

4. 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.

5. 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) / Director of Town & Country Planning (DTCP) / Grampanchayath as on the date of issue of these orders.

6. Accordingly following notification is issued and the same 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.

7. 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 powers conferred by section 58 of 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, Dt.13.6.2007.

Amendment

In rule 15 of the said rules in sub-rule (6) for the Table-1 there under the following shall be substituted namely:

TABLE-1

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 YADAGIRIGUTTA TEMPLE AREA DEVELOPMENT AUTHORITY AREA.

(Rates in Rupees per Square Meter)

For institution of use or change of use		Areas covered by YTDA	
		For land	For Built up area
I. INSTITUTION OF USE			
a.	Vacant to Residential	80	100
b.	Vacant to Commercial	100	120
c.	Vacant to Industrial	60	100
d.	Vacant to Miscellaneous	100	100
II. CHANGE OF LAND USE			
a.	Recreational to Residential	150	75
b.	Recreational to Commercial	200	100
c.	Recreational to Industrial	120	100
d.	Recreational to Miscellaneous	150	100
e.	Agricultural / Conservation or Green Belt to Residential	150	100
f.	Agricultural / Conservation or Green Belt to Commercial	200	125
g.	Agricultural / Conservation or Green Belt to Industrial	150	100
h.	Agricultural / Conservation or Green Belt to Miscellaneous	200	100
i.	Residential to Commercial	200	100
j.	Residential to Industrial	120	100
k.	Residential to Miscellaneous	200	100
l.	Commercial to Residential	200	100
m.	Commercial to Industrial	120	100
n.	Commercial to Miscellaneous	200	125
o.	Industrial to Residential	150	100
p.	Industrial to Commercial	200	125
q.	Industrial to Miscellaneous	200	100
r.	Miscellaneous to Residential	200	100
s.	Miscellaneous to Commercial	200	125

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t.	Miscellaneous to Industrial	120	100
u	Peri-Urban to Residential	250	125
v.	Peri-Urban to Commercial	300	125
w	Peri-Urban to Industrial	300	125
x.	Peri-Urban to Miscellaneous	300	125

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

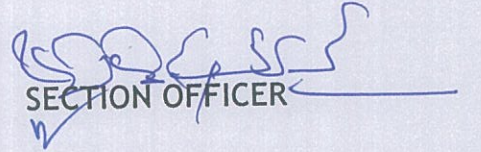
M.G.GOPAL
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Vice chairman & Chief Executive Officer,
Yadagirigutta Temple Area Development Authority, Nalgonda District.
The Director of Town & Country Planning Hyderabad.
The Panchayat Raj & Rural Development Department.
The Commissioner, Panchayat Raj Department.
The District Collector, Nalgonda District.
The Pay & Accounts Officer, Hyderabad.

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