

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. 1<sup>st</sup> read above.

2. Whereas, in the G.O. 2<sup>nd</sup> 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. 3<sup>rd</sup> 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.**

(Rates in Rupees per Square Meter)

For institution of use or change of use	In Municipal Corporation/Municipalities Area		In Grampanchayath Areas	
	For Land	Built up Area	For Land	Built up Area
<b>I. INSTITUTION OF USE</b>				
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
<b>II. CHANGE OF LAND USE</b>				
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, Vemulawada, 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.

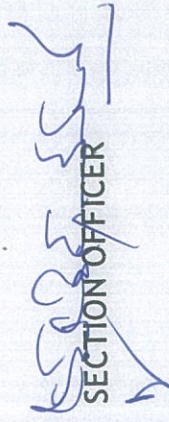
The District Collector, Warangal, Karimnagar and Adilabad

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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

