

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

RULES - Urban Development Authority Hyderabad Rules, 1975 -
Amendment - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT

G.O Ms.No.51, M.A.,

Dated the 5th Feb' 1996.

Read the following:-

1. G.O Ms.No.215, M.A., dated 1-4-1977.
2. G.O Ms.No.636, M.A., dated 19-11-1986.
3. From the Vice-Chairman, HUDA D.O.Lr.No.8890 Vol.III/
Plg/H/87, dated 19-10-1995.

ORDER :

Under sub-section (1) of section-58, of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975) the Government have issued the Urban Development Authorities (Hyderabad) Rules, 1975 which came into force from the 21st April, 1977. The Vice-Chairman, Hyderabad Urban Development Authority in his letter 3rd read above has stated that there is need to enhance the rates of development charges, including those relating to residential, commercial, industrial and agricultural or recreational use as there is large increase in the values of lands for those uses since 1986. 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. The Government after careful consideration, approve the revised rates of development charges for all Urban Development Authorities in the State. These rules will come into force with immediate effect. Apart from these development charges, no other charges i.e., green belt charges etc. shall be collected by Urban Development Authorities.

3. The amount collected by Urban Development Authorities shall be kept in a separate account by Vice-Chairman of Urban Development Authorities. The Urban Development Authorities shall utilise 85% of the income to implement the provisions of Master Plan viz., (a) traffic improvement, (b) construction of bridges; (c) development of Green belt; and parks etc. and remaining 15% can be utilised for administration and other maintenance.

4. The Urban Development Authorities shall prepare an action plan every year for the implementation of the Master Plan proposals utilising the amount received towards the development

charges .

5. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

6. The Commissioner of Printing Stationery and Stores purchase is requested to publish the notification in the next issue of the Andhra Pradesh Gazette and supply 800 copies of the notification for placing 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).

C. ARJUNA RAO,
PRINCIPAL SECRETARY TO GOVERNMENT.

- The Commissioner, Printing Stationery & Stores Purchase, Hyderabad.
- The Vice-Chairman, of all Urban Development Authorities.
- The Commissioner & Spl. Officer, Municipal Corporation of Hyderabad.
- The Registrar, High Court of Andhra Pradesh, Hyderabad (Wc, I)
- The District Collector, Hyderabad District.
- The District Collector, Rangareddy District.
- The District Collector, Medak District.
- The Director of Town & Country Planning, Hyderabad.
- The Commissioner & Spl. Officer, Municipal Corporation of Visakhapatnam/Guntur/Rajahmundry/Kurnool/Warangal.
- The Commissioner and Director of Municipal Administration, Hyd.
- The Pay & Accounts Officer, Andhra Pradesh, Hyderabad.

// Forwarded by order //

Sd/-
SECTION OFFICER.

A P P E N D I X
N O T I F I C A T I O N

In exercise of the powers conferred by sub-section (1) of section-58, of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975) the Governor of Andhra Pradesh hereby makes the following amendment to the Urban Development Authority (Hyderabad) Rules, 1975 issued in G.O Ms.No.215, Housing Municipal Administration and Urban Development (M.A) dated the 1st April, 1977 and published at pages 269-282 of the Rules Supplement to Part-I, Extra-ordinary Andhra Pradesh of Gazette dated the 21st April, 1977 as subsequently amended from time to time.

A M E N D M E N T

In the said rules for the table under sub-rule (6) of rule-13, the following shall be substituted, namely:-

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[Signature]
ADMN. OFFICER (PLG).

Contd. 3 (for Table).

T A B L E

RATES OF DEVELOPMENT CHARGES TO BE LEVIED UNDER SECTION-28, OF P. URBAN AREAS (DEVELOPMENT) ACT, 1975 AND UNDER RULE-15 (6) OF THE URBAN DEVELOPMENT AUTHORITY RULES, 1975.

OR INSTITUTION OF USE OR CHANGE OF USE	Within Municipal Corpn./ Municipalities area.				Outside Municipal Corpn./ Municipalities area.				
	Land	Built-up space			Land	Built-up space			
	Proposed Rates				Proposed Rates				
	Hyd.	VSP.	GUN.	Other	Hyd.	VSP.	GUN.	Other	
	ViJ.	Wgl.	Mplty.		ViJ.	Wgl.	Mplty.		
	(Rs./Sq.Mts)				(Rs./Sq.Mts)				
	1	2	3	4	5	6	7	8	9

I. INSTITUTION OF USE:

(a) Vacant to Residential;	10	10	10	10	20	5		10
(b) Vacant to Commercial;	15	15	15	15	30	10		25
(c) Vacant to Industrial;	15	15	15	15	30	10		25
(d) Vacant to Misc.;	10	10	10	10	20	5		10

II. CHANGES OF LAND USE:

(a) Recreational to Residential;	90	50	40	30	20	5		10
(b) Recreational to Commercial;	100	60	50	40	30	10		25
(c) Recreational to Industrial;	90	50	40	30	30	10		25
(d) Recreational to Misc.	90	30	40	30	10	5		25
(e) Agrl./Consn. or Green belt to Residential;	60	40	30	20	20	5		10
(f) Agrl./Consn. or Green belt to Commercial;	75	50	40	30	30	10		25
(g) Agrl./Consn. or Green Belt to Industrial;	60	40	30	20	30	10		25
(h) Residential to Commercial;	75	50	40	30	30	10		25
(i) Industrial to Commercial;	80	40	30	20	30	10		25

Contd..4.

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
(j) Misc./ to Commercial;	60	40	30	20	30	10	25		
(k) Agrl./Consn. or Green Belt to Misc.	10	10	10	10	20	5	10		
(l) Residential to Industrial;	15	15	15	15	30	10	25		
(m) Residential to Misc.;	15	15	15	15	30	10	25		
(n) Commercial to Residential;	10	10	10	10	18	5	10		
(o) Commercial to Industrial;	15	15	15	15	30	5	10		
(p) Commercial to Misc.;	6	6	6	6	10	5	10		
(q) Industrial to Residential;	6	6	6	6	10	5	10		
(r) Industrial to Misc.;	6	6	6	6	10	5	10		
(s) Misc. to Residential;	6	0	6	6	10	5	10		
(f) Misc. to Industrial;	15	15	15	15	30	10	25		

NOTE: In case of developments involving change of land use and institution of use (Consts) both the charges shall be payable separately.

C. ARJUNA RAO,
PRINCIPAL SECRETARY TO GOVERNMENT.

Sd/-
SECTION OFFICER.

//True Copy//

[Signature]
13/1/95
ADMN. OFFICER (PLC).