

PROCEEDINGS OF THE COMMISSIONER & INSPECTOR GENERAL OF
REGISTRATION & STAMPS, A.P, HYDERABAD

PRESENT: Dr. Vijay Kumar, I.A.S.,

Procgs.No.MV6/12658/2012,

Dated:02-02-2013

Sub: Market Value Scheme - Revision of structures rates for various types of buildings for assessing Market Value - Communicated for implementation w.e.f. 01.04.2013 - Regarding.

- Ref: 1. G.O.Ms.No.301 Rev(Regn.I) Dt.4.5.1998.
2. Minutes of the Committee constituted under rule 4(2) of the A.P. Revision of Market Value Guidelines Rules, 1998 for Revision of Structure rates dt.16-06-2012.
3. C & I.G. (R&S) Lr.No. MV6/12658/2012, 17.08.2012 to the Government.
4. Govt., Memo No.37805/Regn.I/A2/12-1, Dt.10.01.2013.

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ORDER :

1. After careful examination of the recommendations of the committee vide reference 2nd cited, it is decided to implement the revised construction rates of the structures and buildings as detailed in the Annexure, w.e.f. 01.04.2013 under the A.P. Revision of Market Value Guidelines Rules 1998 as per the orders of the Government vide reference 4th cited.
2. The Registering Officers and Authorised Officers for post facto spot inspection of properties shall also follow the rates shown in the Annexure for assessing construction cost of structures and buildings.
3. The receipt of the order should be acknowledged forthwith.

Encl:- As above.

Sd/-Dr.Vijay Kumar,
Commissioner & Inspector General
of Regn. and Stamps, A.P., Hyderabad

To
All the Sub-Registrars through the District Registrars concerned.
All the District Registrars, with a specific request to cause vide publicity in local media.
All the District Registrars (Audit), Sub Registrars (MV & Audit),
All the Deputy Inspectors General (R&S),
All the Sections & Officers in C & I.G's Office
Copy to CARD Section with a request to make necessary modification.
in the CARD software on M.V Assistance etc.,
Stock File/spare -10.

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Superintendent

ANNEXURE

Type of Structure	Rate Per S.Ft. for the *Areas falling within the jurisdiction of Municipal Corporations/ Nagar Panchayats Municipalities, Urban Development Authorities, and Notified areas including the Gram Panchayats falling within their master plan areas and urban agglomeration areas & in respect of Secunderabad Cantonment areas		Rate per S. Ft. * for the areas falling within Major Gram Panchayat (other than the Gram Panchayat falling within the areas covered by the master plan of any Municipal Corporation or Municipality, Notified Nagar Panchayat falling in the Urban agglomeration of any Urban Development Authority)	Rate per S. Ft. * for the areas falling within Minor Gram Panchayat (other than the Gram Panchayat falling within the areas covered by the master plan of any Municipal Corporation or Municipality, Notified Nagar Panchayat falling in the Urban agglomeration of any Urban Development Authority)
1. R.C.C. Buildings:				
a) Ground, 1 st & 2 nd floors	Rs.700.00		Rs.630.00	Rs.440.00
b) Structures from 3 rd floor onwards	Rs.760.00		Rs.700.00	Rs.485.00
c) Cellar, Mezzanine floor & Parking Place	Rs.500.00		Rs.450.00	Rs.320.00
d) Apartments without common walls at least on 3 sides	Rs.760.00		Rs.700.00	Rs.440.00
2. High rise structures with A.C.C./Tin/Zinc sheets such as:	---		---	---
a) Cinema Halls, Mills, Factories etc., with walls exceeding 10 feet height	Rs.530.00		Rs.480.00.	Rs.380.00
b) Poultry Farms	Rs.380.00		Rs.370.00	Rs.265.00
3. ACC sheet, Pantile, Shabad Stones, Zinc sheets, Tiles, Mangalore Tiles, Cuddapah slab, Jack Arch, Madras terrace roof and such	Rs.380.00		Rs.300.00	Rs.215.00

other non RCC roofed Structures			
4. Mud roof (ChavitiMiddelalu)	Rs.225.00	Rs.175.00	Rs.125.00
5. Thatched houses (Roof with Palm/ Coconut tree leaves/Grass)	---	---	---
a) With walls	Rs.90.00	Rs.65.00	Rs.45.00
b) Without walls	Rs.50.00	Rs.25.00	Rs.20.00

*** ALL THE ABOVE RATES ARE INCLUSIVE OF COST OF AMENITIES AND EXCLUSIVE OF SITE VALUE.**

6. Rates for unfinished Structures :-

i) Upto Foundation Level	25%
ii) Upto Slab level	65%
iii) Upto Finishing level	85%

Rates of depreciation are to be allowed as mentioned below.
(for all structures)

Age of the Structure	% of depreciation
1) 1 to 10 Years	Nil
2) Above 10 Years	1% per each year over and above 10 years subject to a maximum of 70%

Note: For availing the depreciation certificate regarding the age proof should be obtained from the competent authorities viz., Panchayat Offices, Nagar Panchayats, Municipalities, Municipal Corporations etc. and filed in the separate file in serial order, and particulars of certificate in respect of age proof should also be incorporated in the document.

Commissioner & Inspector General

Sd/- Dr. Vijay Kumar,

of Regn. and Stamps, A.P., Hyderabad

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Superintendent

Memo No. MV6/12658/2012

Dated:02-02-2013

Sub:- Market Value Scheme - Revision of Market Values - Fixation of distinct values for properties situated in Commercial Zones - In Urban areas - Issue of instructions - Reg.

Ref:- 1) A.P. Revision of Market Value Guidelines Rules, 1998.

2) Minutes of the weekly review meeting held on 03.12.2012 and 21.01.2013 in the Chamber of Principal Secretary to Govt., Registration and Stamps with C&IG (R&S), Hyderabad.

3) Minutes of the DIsG meeting communicated through AR/21564/2012, dt:22.01.2013.

4) T.O. Procs. No. MV6/12658/2012, dt:02.02.2013.

The attention of all the District Registrars, Deputy Inspectors General & District Registrars / Sub-Registrars (Audit) is invited to the subject and references cited.

While making an amendment to the Market Value Guidelines Rules in the year 2010, composite value was introduced covering land and structure cost on square feet basis for Apartments / Flats / portion of a Multi Storied buildings or part of such structure to which the provisions of A.P. Apartment Act, 1987 applies and the committees constituted under Rule 4(2)(a) and (b) were empowered to fix Composite Value duly taking the structure rates fixed by the committee constituted under Rule 4(2)(d).

Vide reference 2nd cited, it was instructed to propose and fix higher rates for the ground and first floor of identified Commercial Buildings and to issue Guidelines to the Committees.

The same proposal was discussed in the Deputy Inspectors General meeting held on 08.01.2013 and it was instructed to see that floor wise rates have to be fixed for commercial buildings.

The following instructions are issued for fixing the values for commercial properties.

- (1) Identify the commercial properties in all the urban local bodies (including newly declared Municipalities and Nagar Panchayats).
- (2) Wherever Commercial zones are declared by respective local bodies in the Master plan of that local body obtain those copies and identify the areas of commercial nature.
- (3) In some Urban local bodies some of the streets were declared as Commercial Roads / Streets, so identify such streets in urban local bodies.

- (4) As the commercial properties situated in areas earmarked as commercial zone / area by the respective local authority command high Market Value in the open Market particularly for ground floor and first floor, prepare proposals duly fixing higher composite values after eliciting the Market Value in the open Market and duly taking the structure rates fixed as referred in the reference 4th cited.
- (5) All the District Registrars / Deputy Inspector General (R&S) / District Registrar (Audit) have to ensure the preparation of proposals by the convenors of the Market Value Revision Committee i.e., Sub-Registrar concerned and placing the same for approval.
- (6) Necessary broad guidelines on this item are being issued to the Chairmen and Members of the Revision Committees for taking further action.

Sd/- Dr. Vijay Kumar,
Commissioner and Inspector General of
Registration and Stamps, A.P., Hyderabad

To
All the Deputy Inspectors General in the State.
All the District Registrars in the State.
All the District Registrar / Sub-Registrar (Audit) in the State.
All the Sub-Registrars through the District Registrars concerned.

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Superintendent