

GREATER HYDERABAD MUNICIPAL CORPORATION

Office of the, Commissioner & Spl. Officer,
Town Planning Section, (H.O.),
GHMC, Tank bund, Hyd.

U.O. Note No. 672/TPS/GHMC/HO/99-08 (2112)

Dt: 01-07-08

Sub :- GHMC – TPS – HO – Rationalization of Schedule of Rates (Town Planning Charges & Fees) – Approval of the Standing Committee & General Body, GHMC – Implementation – Reg.

Ref :- 1) Circular No. 672/TPS/MCH/HO/99-03/2175 dated: 22.05.2003.
2) Standing Committee Resolution No. 416 dated: 30.06.2008.
3) Resolution No. 94 dated: 30.6.08 of the Corporation, GHMC.

The Standing Committee and General Body of the Corporation have accorded approval vide Resolutions in the reference 2nd & 3rd cited, to Rationalize the Schedule of rates (Town Planning Charges & Fees) so as to have uniform rates in the entire Greater Hyderabad Municipal Corporation area. A Copy of the Revised Schedule of Rates with Resolution copies are herewith enclosed.

All the concerned officers are directed to implement the Revised Schedule of Rates with effect from 01-07-2008 and these rates shall be made applicable to all applications which are received on or after 1.7.2008.

TPS (DS)
HO

[Handwritten signature]
Commissioner & Spl. Officer
GHMC
17/08

Encl: Copy of Corporation Resolution & Revised Schedule of Rates.

To,
The Zonal Commissioner (East/West/North/South/Central), GHMC.
All Dy. Commissioner, GHMC.
The Addl. Commissioner (P&P).
The Addl. Commissioner (Finance).
The C.C.P. / D.H.N.C. & C.C.P.(SZ).
The Addl. C.C.P. / S.A.P /C.P. / A.C.Ps, GHMC.
All T.P.O's. / T.P.A's. / T.P.S's./ C.S.C's, GHMC.
The Examiner of Accounts.

GREATER HYDERABAD MUNICIPAL CORPORATION

SCHEDULE OF TOWN PLANNING CHARGES & FEES

Item No.16 of Agenda No.21

Resolution No.416, Dated:30.6.2008 of the Standing Committee, GHMC – Town Planning Section (HO) – Building Permit Fee & others Charges – Schedule of Rates – Rationalization of rates (Town Planning Charges & Fees) in the entire GHMC Area – Proposals submitted for Revision – Approval – Requested.

RESOLUTION NO.94

DATED:30.06.2008

The Resolution No.416, dated:30.6.2008 of the Standing Committee, GHMC is considered.

The Corporation accorded approval for rationalizing the schedule of rates to have uniform rates (Town Planning charges & Fees) in the entire GHMC area and also to enhance the rates reasonably as the rates prevailing in erstwhile MCH area / erstwhile surrounding municipalities were lastly revised during 1994-2003. These rates are applicable to the entire GHMC area with effect from 01.07.2008 as detailed in the statement and annexure appended below:

SCHEDULE OF TOWN PLANNING CHARGES & FEES WITH EFFECT FROM 01-07-2008						
S. No.	Section / HMC Act 1955 / Rules	Category	Existing Rs. Per sq.mt.	Proposed Rs. Per Sq.mt.	Unit	Minimum Amount
1	2	3	4	5	6	7
1	388 & Layout Rules 1965	Permission to obtain Layout / Sub-division of Site / Plot				
		i Residential	8.5 to 10	15	1 sq mt.	5000
		ii Non-Residential	10 to 15	20	1 sq mt.	7500
		iii Open spaces contribution charges: Un-authorized layouts / sub-division cost of 14% total plot area	Prevailing Registration Value	Prevailing Registration Value	1 Sq mt.	As per Prevailing Rules
2	388 & Layout Rules 1965	i Betterment Charges for Internal Amenities / Works for site / Plot area				
		ii External Betterment Charges (for Arterial roads, Lung spaces, other city wide amenities)				
		A. Residential Buildings				
		i Other Areas	86	125	1 Sq mt. of Site Area	As per Prevailing Rules
		ii B'Hills & J'Hills	107.50	175		
		B. Commercial / Institutional / Industrial / Cinema Hall / Function Hall / Other Buildings				
		i Other Areas	107.50	175	1 Sq mt. of Site Area	As per Prevailing Rules
		ii B'Hills & J'Hills	129	225		

3	428 to 433 & Building Bye Laws 1981	Permission to Construct or Reconstruct or Additions or Alterations					
		A. Residential Building					
		i	upto 200 Sq.Mt of plot area	10 to 33	10	1 Sq.mt of Built Up Area	As per Prevailing Rules
		ii	from 201 to 500Sq Mt. of Plot area	33 to 55	50		
		iii	from 501 to 750Sq Mt. of Plot area	55	70		
		iv	above 750 Sq Mt. Plot Area	55	80		
		v	High- rise Building	77	100		
		B. Commercial / Institutional / Industrial / Cinema Hall / Function Hall / Other Buildings					
		i	upto 200 Sq.Mt of plot area	55 to 82.50	50	1Sq.mt of Built Up Area	As per Prevailing Rules
		ii	from 201 to 500Sq Mt. of Plot area	82.50 to 88	90		
		iii	from 501 to 750Sq Mt. of Plot area	88	100		
		iv	above 750 Sq Mt. Plot Area	88	120		
		v	High- rise Building	99	150		
		C. Religious Buildings					
		i	Prayer Hall		A. Exempted Only from Building Permit Fee B. All other charges as per schedule of rates have to be paid in full.		
		ii	Other than religious structures for Residential / Commercial / Other uses.	55	Rates as prescribed for the respective uses.		
		D. Other Buildings					
		i	Charitable Buildings on submission of Income Tax Returns		A. 50% of Building Permit Fee to be paid. B. All other charges as per schedule of rates as per uses have to be paid in full.		
		ii	Petrol Pump Service Station / Canopy / Cabins / Weighing Bridge, etc.,	6% of Cons. Cost	6% of Construction Cost		
		iii	Construction / Establishment of Exhibition Grounds, Fair, Circus, Industrial / Handicrafts / Handlooms Exhibition / Govt. Sponsored Exhibition.	5.5	10	1 Sq.mt. (Site Area)	As per Prevailing Rules
		iv	Opening of Gate, Window, Ventilators, Opening of Door, Replacement of Shutter etc.	110 to 330	250	Each Opening	As per Prevailing Rules
		v	Construction of Compound / Boundary Wall	7	20	1 Rmt	As per Prevailing Rules
		4	444 (a)	A. Betterment charges for Builtup area (for internal amenities)			
B. External Betterment charges for Built up area (External-City-wide-amenities)							
i	Individual Residential Building/Prayer Hall			86	100	1 Sq.mt.	As per Prevailing Rules
ii	Group Housing / High rise Building			143	150	1 Sq.mt.	
iii	Commercial / Institutional / Industrial / Other Buildings (Non High Rise)			143 to 176	175	1 Sq.mt.	
iv	Commercial / Institutional / Industrial / Other Buildings (High Rise)	176	225	1 Sq.mt.			

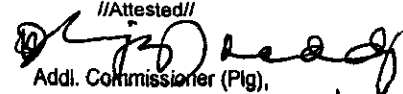
5	G.O.Ms No.439 MA & UD dt:13/06/2007		Development Charges		As prescribed by the Government from time to time		
6	G.O.Ms No.766 MA & UD dt:18/10/2007		Impact Fee		As prescribed by the Government from time to time		
7	G.O.Ms No.86 MA & UD dt:03/03/2006 (Under rule17)		City Level Infrastructure Impact Fee		As prescribed by the Government from time to time		
8	G.O.Ms No.86 MA & UD dt:03/03/2006 (Under rule16)		Special Fees & Other Provisions		As prescribed by the Government from time to time		
9	Serelingampalli Circle (CDA area)		Value Addition Charges in CDA Area.		310 (2008)	1 sq.mt	As per Prevailing Rules
10			Rain Water Harvesting Charges				
			All categories of Buildings	2000 to 10000	8	1 sq.mt of builtup area	As per Prevailing Rules
11	Vacant Land Tax as per Registration Value in Sale Deeds. G.O.Ms No. 538 MA dt:29/10/2001		Vacant Land Tax		0.50 % on prevailing Registration value + Library Cess @ 8% on Vacant Land Tax		
12	440	i	Compounding Fee				
			Compounding fee for Violation of Building Regulations within the competence / for Starting the construction before permission (if necessary) is released	22	As fixed by the Govt. From time to time (Under Schedules "U" & "V" of HMC Act 1955)		
13	399		Unobjectionable Sunshades, Balconies, Canopy, Steps, etc. Projecting into Street Margins (For one Year)				
			i For Temporary Structure	119	150	1 Sq mt	
			ii For Permanent Structure	296	300	1 Sq mt	
14			Demolition Expenses				
			i In respect of Un- Authorised Construction	500	2500 per sq. mt. of demolished area or Actual expenses incurred		
			ii Removal of Dilapidated Structure		Demolition Cost & Admin. Expenses as determined by Commissioner		

15	Bye laws relating to the Grant of Certified Copies or Extracts from Mpl. Records	Issue of Certified Copies of Sanctioned Building Plans / Sanctioned Layout Plans				
		i	Up to 2 acres extent	550	600	Per Copy
		ii	For every one additional acre of land	110	150	Per Copy
		iii	Building Plan Upto 100 Sq.m of Plinth area.	440	500	Per Copy
		iv	For every Additional 100 Sq.m of Plinth Area.	165	150	Per Copy
16	Sec 586 of HMC Act 1955 & Building Bye Laws, 1981 and as per G.O. Ms.No. 86 MA dt: 03.03.06	Licence Fee				
		i	Architects / Engineers / Structural Engineers / Town Planners / Real Estate Companies /Developers / Builders	1000 to 1100 per year	10000	5 years
		ii	Surveyors	1100 per year	7500	5 years
17		Postage & Advertisement Charges				
		i	Individual Residential Buildings	100	100	Each case
		ii	Group Housing / Commercial Buildings and etc	1000	2000	Each Case
		iii	High Rise Building	1000	5000	Each case

Annexure to Schedule of Fees & Charges

- The 2% of Building Permit Fee / Licence Fee shall be paid along with the Building Application subject to a Maximum of Rs. 10,000/- as initial fees. The balance building Permit / Licence fee together with other fees and Charges shall be levied and collected before the issue of permission / sanction. In case of rejection of the application, the above initial fees would be forfeited.
- Construction / Erection / Additions / Alterations of buildings, the fees chargeable shall be as the same for erection of new buildings as stated under Sl. No. 3 of Schedule.
- For additions and alterations in the existing building, the fees shall be chargeable on the proposed added portions only.
- No permit fee shall be chargeable for re-submission of revised plan by the party within six months where area does not exceed the area of previous sanctioned plan. In case where revised plans are submitted after the expiry of six months and within one year 50 per cent of original permit fee shall be chargeable. If submitted after one year fresh building permit fee under Sl. No. 3 of the schedule of rates shall be collected.
- In case of additions and alterations of buildings if the use of the sanctioned building is also changed, then the chargeable fees shall be calculated on the use proposed under Sl. No. 3 of Schedule.
- In case of basement / Cellar / Sub-cellar / Stilt meant for parking no charges under Sl. No. 3 of the schedule shall be collected as per GO Ms. No. 86 MA dt: 03.03.2006.
- In the case of buildings with principal and subsidiary occupancies in which the fees leviable are different then the fees for the total Building shall be calculated as per the rates for respective occupancies as given under Sl. No. 3 of Schedule.
- The Building Permit Fee for religious building proposed for prayer halls including Staircase, Balconies, Corridors, Toilets are exempted under Sl.No. 3 C (i) of Schedules, where as the Building Permit Fee for other uses shall be collected under-Sl. No. 3 C (ii) of Schedule.
- If the building application is exclusively for Bore-well / Shutters / Doors / Windows / Ventilators / Gates the Building Permit Fee / Licence Fee shall be collected as prescribed under Sl. No. 3 D (iv) of Schedule. And the same need not be collected for regular building application.
- The Betterment Charges, External Betterment Charges, Sub-Division Charges and Open Space Contribution Charges on Plot area shall be collected where the sites are not covered by Approved Layouts / Approved Sub-Divisions and previous Sanctioned Plan as prescribed under Sl. No. 1 & 2 of Schedule.
- The Betterment Charges, External Betterment Charges on Built up area shall be collected in all cases as prescribed under Sl. No. 4 of Schedule.

Sd-
Special Officer,
GHMC

//Attested//

 Addl. Commissioner (Plg),
 GHMC
 117/108