

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.

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.

TPS (DB)
HO
17/7/08
17/7/08
Commissioner & Spl. Officer
GHMC

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	1 Sq.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 Built up 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.			