

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Corporation of Hyderabad - Permissions for Construction of Commercial / Institutional Buildings in the Plots abutting certain notified Roads - Collection of Impact Fee - Revision - Orders - Issued.

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (II) DEPARTMENT

G.O.Ms.No.406 M.A.

Dated the 19th July, 2000.

Read the following:-

1. G.O.Ms.No.483 M.A., dated 24-08-1998.
2. G.O.Ms.No.333 M.A., dated 07-07-1999.

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ORDER:

In the G.Os. read above, orders were issued authorising the Commissioner, Municipal Corporation of Hyderabad to grant Building Permissions on certain notified roads in Municipal Corporation of Hyderabad area for proposed constructions for non-residential use i.e, Commercial / Institutional except Industrial use on the roads notified in the annexure appended to G.Os. read above at the options of the owners of the site abutting these roads irrespective of the usage envisaged in Master Plan / Zonal Development subject to certain conditions.

2. In the G.O. second read above, one of the condition was that the Commissioner and Special Officer, Municipal Corporation of Hyderabad while permitting Commercial / Institutional Buildings for the plots abutting the notified roads, shall levy and collect Impact Fee at Rs.250/- per Square Foot of builtup area (FAR) in Banjara Hills and Jubilee Hills and Rs.150/- per Square Foot of builtup area (FAR) in other areas of Municipal Corporation of Hyderabad.

3. Government have received representations from various Fora, stating that the impact fee imposed for the Commercial / Institutional Buildings in Municipal Corporation of Hyderabad area is on high side and requesting to levy only conversion charges which are being levied for change of land use or to reduce the Quantum of Impact Fee.

4. It was also ascertained that ever since the Impact Fee was imposed individuals have not come forward to obtain permissions for Commercial / Institutional Buildings on the notified roads for the reason that the impact fee imposed by Government is on high side.

5. In view of above Government decided to place the matter before Cabinet Sub-Committee on strengthening of local bodies to examine the matter and make necessary recommendations. Accordingly the Cabinet Sub-Committee after examining the matter made the following recommendations:-

"The Orders issued in G.O.Ms.No.333 M.A., dated 07-07-1999 may be amended as follows in respect of the Impact Fee.

(a) Rs.50/- per Square Foot for Ground Floor and First Floor and

Rs.25/- per Square Foot for permitted subsequent floors as per Rules.

(b) Option to be left for permitting mixed uses i.e., the applicant can construct either commercial or residential on Upper Floors i.e., second floor and above; However, after paying of Rs.25/- per Square Foot for such Upper Floors as Impact Fees.

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- (c) When mixed uses are allowed, the parking requirements for the residential flats shall be accommodated on the stilt floor which may be in addition to the basement."

Government accepted the recommendations of the Cabinet Sub-Committee and accordingly issue the following Amendment to G.O. second read above:-

AMENDMENT

For condition 5 in para 4 of the G.O.Ms.No.333 M.A., dated 07-701999 the following condition shall be substituted, namely:-

- "5. The Commissioner, Municipal Corporation of Hyderabad shall levy and collect Impact Fee at the following rates while permitting Commercial / Institutional uses for the sites / properties abutting to notified Commercial Roads in the Municipal Corporation of Hyderabad Area:-
- (a) (i) Rs.50/- per Square Foot for Ground Floor.
 - (ii) Rs.50/- per Square Foot for the First Floor.
 - (iii) Rs.25/- per Square Foot for Permitted subsequent Floors.
- (b) The Commissioner, Municipal Corporation of Hyderabad is authorised to permit mixed uses i.e., either Commercial or Residential at the option of the owners of the site on Upper Floors i.e., 2nd Floor and above, however, after levying impact fee of Rs.25/- per Square Foot for such permitted upper floors.
- (c) When mixed uses are allowed, the parking requirements for the residential flats shall be insisted on the stilt floor which may be in addition to the basement."
6. The Commissioner and Special Officer, Municipal Corporation of Hyderabad shall take necessary further action accordingly.
7. A copy of this order is available on the Internet and can be accessed at the address "<http://apts.gov.in/apgos>".

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

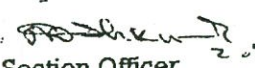
Lingaraj Panigrahi,
Secretary to Government,

To
The Commissioner and Special Officer, Municipal Corporation of Hyderabad, Hyderabad.
The Vice-Chairman, Hyderabad Urban Development Authority, Hyderabad.

Copy to:

The Principal Secretary to Chief Minister.
The P.S. to Chief Minister.
The P.S. to Minister for Municipal Administration.
The P.S. to Principal Secretary, MA & UD Department.
The Commissioner, Information and Public Relations Department.
The M.A. & U.D. (M) Department.
The M.A. & U.D. (OP) Department.
Sf/Sc.

// Forwarded By Order //


Section Officer.