

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Payment of City Level Infrastructure Impact Fee - Certain concessions
- Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT(M1) DEPARTMENT

G.O.Ms.No. 38

Dated: 20.01.2009
Read the following:

1. G.O.Ms.No.86, MA&UD (M) Department, Dated 03.03.2006
2. G.O.Ms.No.678, MA&UD (M) Department, Dated 07.09.2007
3. G.O.Ms.No.302, MA&UD (M) Department, Dated 15.04.2008
4. G.O.Ms.No.569, MA&UD (M) Department, Dated 23.08.2008

ORDER:

In the Go's 1st to 4th read above, Government have issued Revised Common Building Rules to Urban Development Authorities (UDA's), Municipal Corporations and Municipalities in the state. Under the said Rules for all the buildings of height above 15 mtrs, the City Level Infrastructure Impact Fee is levied with a view to ensure development of City Level Infrastructure facilities.

2. Certain representations have been received from various organizations regarding deferred payment of City Level Infrastructure Impact Fee in view of the recession in the real estate sector. It was represented that, the huge amount of said fee is discouraging the builders to go for mega townships, causing delay in receiving permissions due to non mobilization of huge amount towards Impact Fee and leading to short supply of residential units and thereby leading to escalation of prices. They have therefore, requested the Government to allow them to pay the same in quarterly installments till the validity of the sanction (3 years) or completion of the project whichever is earlier for which they are prepared to mortgage 2% additional built up area under notarized affidavit over and above the area to be mortgaged as per G.O.Ms.No.86, MA&UD Dept., Dated 03.03.2006.

3. Considering the above and in order to encourage construction industry and to increase the supply of affordable housing stock, Government felt it necessary to provide certain concessions in payment of City Level Infrastructure Impact Fees, by way of deferred payment for a period of one year.

4. Accordingly, Government hereby permit to pay the City/Town Level Infrastructure Impact Fees in six (6) equal installments within a period of three (3) years and to obtain post dated cheques for the above payments at the time of release of Building Permission subject to insisting of mortgage of additional 5% built up area or 50% of the ground / first / second floor area whichever is less to the sanctioning authority, which shall be over and above the area to be mortgaged under G.O.Ms.No.86, MA&UD Dept., Dated 03.03.2006 to the sanctioning authority. This facility shall be applicable for a period of one year and to all new applications and to pending applications also, where applicants have not paid the City level Infrastructure Impact fees.

Handwritten notes:
 (C-K)
 BSK
 21/1/09

Handwritten notes:
 S. Prasad
 21.1.2009

Handwritten notes:
 Pl circulate among all
 B.C. Staff
 S. Prasad
 21.1.2009

:: 2 ::

5. The Commissioners of all Municipal Corporations and Municipalities and Vice Chairmen's of all Urban Development Authorities / Metropolitan Commissioner, Hyderabad Metropolitan Development Authority are instructed to take further action in the matter accordingly.

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

Dr. C.V.S.K. SARMA,
PRINCIPAL SECRETARY TO GOVERNMENT.

To

All the Municipal Commissioners in the State (through C&DMA, A.P. Hyderabad).

The Commissioner & Director of Municipal Administration, A.P. Hyderabad.

The Commissioner & Special Officer, Greater Hyderabad Municipal Corporation, Hyderabad.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Director of Town & Country Planning, Hyderabad.

Copy to:

The PS to M (MA)/ Pri. Secretary / Secretary (MA&UD)
Sf/Sc.

// FORWARDED :: BY ORDER //

SECTION OFFICER

GOVERNMENT OF ANDHRA PRADESH
MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT

Letter No 9673/M1/2008

From
Principal Secretary to Government,
M.A & U.D Department,
A.P. Secretariat,
Hyderabad,



To

1. The Chef Engineer -II/Project Manager,
APIIC, Limited Parisrama Bhavan,
Fatehmaidan Road,
Hyderabad.
2. The President,
Builders Forum,
Himayatnagar,
Hyderabad.

Hyderabad: Dated: 16-07-2008

Sir,

Sub: M.A. & U.D. (M1) Department – Hyderabad Revised Building Rules
2006 – City Level Infrastructure and Impact Fee - Certain
Clarification – Regarding.

D/P

- Ref: 1. From the Chief Engineer – II / Project Manager APIIC, Limited
Hyderabad.
2. From the President, Builders Forum, Hyderabad.

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I am to invite your attention to the references cited and to inform that all charges are levied on total built up area including common area. The same analogy is applied for City Level Infrastructure Impact Fee also. I am therefore to inform that it is not possible to exempt the Common area from payment of City Level impact Fee.

16/6/08

Yours faithfully,
[Signature]

21/24/7

For Principal Secretary to Government

Copy to:

1. The Commissioner and Special Officer,
Greater Hyderabad Municipal Corporation,
Hyderabad.

2. The Vice Chairman,
Hyderabad Urban Development Authority,
Hyderabad.

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21/7/08
D/P (Planning)
manjuresee

PG (Planning)
A. V. Vali
28-7-08
D/P (P.R.)

GOVERNMENT OF ANDHRA PRADESH
MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT

Memo No. 9283//M1/2008-2

Dated: 16.07.2008

Sub: M.A. & U.D. (M1) Department – Greater Hyderabad Municipal Corporation Hyderabad Revised Building Rules 2006- City Level Impact fee applicability to parking area – Certain Clarification Regarding.



1. Representation from the Head- Andhra Pradesh, M/s. K. Raheja Corp Private Limited Dated 02-602-08.
2. Memo No. 9283//M1/2008-2 Dated: 04.07.2008.
3. Representation from the Head- Andhra Pradesh, M/s. K. Raheja Corp Private Limited Dated 009-07-2008.

In the reference last cited M/s. K. Raheja Corp Private Ltd has represented that the required parking as per G.O.Ms.No86 M.A&U.D(M1)Dept Dated 03-03-2006 every Multistoried Building takes fifteen or more meters from the stilt for parking and impact fee starts from the sixteen onwards and requested that fifteen meters after parking floors should be treated as first fifteen meters from the stilt and impact fee should be imposed accordingly.

The matter has been examined and it is hereby clarified that in respect of Multistoried Buildings where the parking is provided above ground level as mentioned above, the height of the building for the purpose of levy of City level Impact Fees will be calculated duly excluding the parking floors height and applying table in rules 17 of the Hyderabad Revised Buildings Rules 2006, accordingly.

The Commissioner, Greater Hyderabad Municipal Corporation, and the Vice Chairman, Hyderabad Urban Development Authority, are requested to take necessary action accordingly in all such cases.

A copy of this Memo is available in the internet and can be accessed at the address: www.aponline.gov.in

S.P. SINGH
PRINCIPAL SECRETARY TO GOVERNMENT

- To
1. The Commissioner and Special Officer, Greater Hyderabad Municipal Corporation, Hyderabad.
 2. The Vice Chairman, Hyderabad Urban Development Authority, Hyderabad.
 3. The Vice Chairman and Managing Director, APIIC, Hyderabad

Copy to:
The Head – Andhra Pradesh,
M/s. K. Raheja Corp Private Limited,
Titus Tower, Madhapur, Hyderabad.

Handwritten signature and date: 21/7/08
Director
may place

DA (C.R) M...
19/7/08

// FORWARDED BY ORDER//
RECEIVED
M. K. Raheja Corp Private Limited
in Staff upto...

Handwritten signature
SECTION OFFICER

DIP

17/26/08

30/21/08