

GOVERNMENT OF ANDHRA PRADESH  
A B S T R A C T

Rules – Urban Development Authority (Hyderabad) Rules, 1977 Amendments Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I) DEPARTMENT

G.O.Ms.No.439,

Dated the 13<sup>th</sup> June, 2007.

Read the following:-

1. G.O.Ms.No.215, M.A. & U.D. Department, dated 10.04.1977.
2. G.O.Ms.No.636, M.A. & U.D. Department, dated 19.11.1986.
3. G.O.Ms.No.51 M.A. & U.D. Department, dated 05.02.1996.
4. From Vice-Chairman, Hyderabad Urban Development Authority, Hyderabad, Letter No.9966/MP/HUDA/2004, dated 10.11.2006.
5. From Vice-Chairman, Tirupati Urban Development Authority, Tirupati, Letter Roc.No.2363/G1/06, dated 06.01.2007.
6. From Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada, Letter No.Rc.C8-2335/2006, dated 08.03.2007.

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ORDER:

Under sub-section (1) of section 58 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Andhra Pradesh Act No-I of 1975) Government have issued the Urban Development Authority (Hyderabad) Rules, 1977 which came into force from the 21<sup>st</sup> April, 1977. The Vice-Chairmen of Hyderabad Urban Development Authority, VGTM Urban Development Authority and Tirupati Urban Development Authority, in their letters 4<sup>th</sup> to 6<sup>th</sup> read above, have proposed to enhance the rates of development charges, including those relating to residential, commercial, industrial, agricultural and recreational use. As there is enormous increase in the cost of infrastructure development since 1996, the Urban Development Authorities have to implement essential schemes like traffic improvement, construction of bridges and development of green belts, parks etc., from out of their own resources.

2. Government, after careful consideration, hereby revise the rates of development charges for all Urban Development Authorities in the State. Accordingly the following amendment is issued to the Urban Development Authority (Hyderabad) Rules, 1977 issued in G.O. Ms. No. 215, HMA & UD (MA) Department, dated 1-4-1977.

3. The amount so collected by Urban Development Authorities shall be kept in a separate account by Vice-Chairmen of Urban Development Authorities. The Urban Development Authorities shall utilise 85% of the income to implement the provisions of Master Plans viz., (a) traffic improvement; (b) construction of bridges; (c) development of Green Belts and Parks etc., and remaining 15% can be utilized for administration and other maintenance.

4. The Urban Development Authorities shall prepare an action plan every year for the implementation of Master Plan proposals utilizing the amount received towards the Development Charges.

5. The appended notification shall be published in the Extraordinary issue of the Andhra Pradesh Gazette dated 14-06-2007.

6. The Commissioner of Printing, Stationary and Stores Purchase is requested to publish the notification in the next issue of the Andhra Pradesh Gazette and supply 2000 copies of the notification for placing them on the table of the House as required under sub-section (3) of section 58 of the Andhra Pradesh Urban Areas (Development) Act, 1975.

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

**S.P. SINGH,**  
PRINCIPAL SECRETARY TO GOVERNMENT.

To

The Commissioner, Printing Stationary and Stores Purchase, Hyderabad.  
The Vice-Chairmen of Urban Development Authorities in the State.  
The Commissioner, Greater Municipal Corporation of Hyderabad, Hyderabad.  
The Commissioner, Vijayawada Municipal Corporation, Vijayawada.  
The Commissioner, Guntur Municipal Corporation, Guntur.  
The Commissioner, Visakhapatnam Municipal Corporation, Visakhapatnam.  
The Commissioner, Warangal Municipal Corporation, Warangal.  
The Commissioner of Tirupati, Tenali, Mangalagiri, Bheemunipatnam, Vizianagaram Municipalities.  
The Director of Town and Country Planning, Hyderabad.  
The Registrar, High Court of Andhra Pradesh, Hyderabad.  
The Pay and Accounts Officer, Hyderabad.  
The P.S. to Special Secretary to Chief Minister.  
The P.S. to Minister for Municipal Administration.  
The P.S. to Principal Secretary to Govt., MA&UD.  
Sf/Sc.

// FORWARDED :: BY ORDER //

SECTION OFFICER.

APPENDIX  
NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 58 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Andhra Pradesh Act No.1 of 1975), the Governor of Andhra Pradesh hereby makes the following amendment to the Urban Development Authority (Hyderabad) Rules, 1977, issued in G.O.Ms.No.215, Housing, Municipal Administration and Urban Development Department, dated the 1<sup>st</sup> April, 1977 and published at pages 269-282 of the Rules Supplement to part-I of Extraordinary issue of Andhra Pradesh Gazette dated the 21<sup>st</sup> April, 1977 as amended from time to time.

... 3.

**AMENDMENT**

In rule 15 of the said rules, for the table, Note and Exemption under sub-rule (6), the following shall be substituted, namely:-

**TABLE - 1**

RATES OF DEVELOPMENT CHARGES TO BE LEVIED UNDER SECTION 28 OF ANDHRA PRADESH URBAN AREAS (DEVELOPMENT) ACT, 1975 AND UNDER RULE 15(6) OF THE URBAN DEVELOPMENT AUTHORITY RULES, 1977 FOR HYDERABAD URBAN DEVELOPMENT AUTHORITY / BUDDHA POORNIMA PROJECT AUTHORITY / HYDERABD AIRPORT DEVELOPMENT AUTHORITY / CYBERABAD DEVELOPMENT AUTHORITY AREAS.

Rates in Rupees per Square Meter.

FOR INSTITUTION OF USE OR CHANGE OF USE		For Land			For Built up area	
		In erstwhile Municipal Corporation of Hyderabad area merged in Greater Hyderabad Municipal Corporation	In erstwhile 12 Municipalities merged in Greater Hyderabad Municipal Corporation	Other Municipalities & Gram Panchayats	Greater Hyderabad Municipal Corporation area	Out side Greater Hyderabad Municipal Corporation area
<b>I. INSTITUTION OF USE</b>						
a.	Vacant to Residential	75	75	40	100	50
b.	Vacant to Commercial	100	100	50	125	60
c.	Vacant to Industrial	60	60	30	125	30
d.	Vacant to Miscellaneous	60	60	30	125	30
<b>II.CHANGE OF LAND USE</b>						
a.	Recreational to Residential	200	100	50	100	45
b.	Recreational to Commercial	225	150	60	100	60
c.	Recreational to Industrial	200	100	60	100	60
d.	Recreational to Miscellaneous	200	100	50	60	60
e.	Agricultural. / Conservation or Green Belt to Residential	150	100	50	75	45
f.	Agricultural. / Conservation or Green Belt to Commercial	200	100	60	100	60
g.	Agricultural. / Conservation or Green Belt to Industrial	150	100	60	100	60
h.	Agricultural. / Conservation or Green Belt to Miscellaneous	75	75	50	75	45
i.	Residential to Commercial	200	100	60	100	60
j.	Residential to Industrial	100	100	60	100	60
k.	Residential to Miscellaneous	100	100	60	100	60
l.	Commercial to Residential.	75	75	50	75	45
m.	Commercial to Industrial.	100	100	50	100	45
n.	Commercial to Miscellaneous	75	75	50	60	45
o.	Industrial to Residential	75	75	50	60	45
p.	Industrial to Commercial	150	100	60	100	60
q.	Industrial to Miscellaneous	75	75	50	60	45
r.	Miscellaneous to Residential	75	75	50	60	45
s.	Miscellaneous to Commercial	150	100	60	100	60
t.	Miscellaneous to Industrial	100	100	60	100	60

TABLE - 2

RATES OF DEVELOPMENT CHARGES TO BE LEVIED UNDER SECTION 28 OF ANDHRA PRADESH URBAN AREAS (DEVELOPMENT) ACT, 1975 AND UNDER RULE 15(6) OF THE URBAN DEVELOPMENT AUTHORITY RULES, 1977 FOR VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY / VIJAYAWADA, GUNTUR, TENALI, MANGALAGIRI URBAN DEVELOPMENT AREAS.

Rates in Rupees per Square Meter.

FOR INSTITUTION OF USE OR CHANGE OF USE		Land		Built up area		Land	Built up area
		Visakhapatnam / Vijayawada / Guntur	Other Municipalities	Visakhapatnam / Vijayawada / Guntur	Other Municipalities		
<b>I. INSTITUTION OF USE</b>							
a.	Vacant to Residential	40	40	50	25	20	25
b.	Vacant to Commercial	50	50	60	45	25	30
c.	Vacant to Industrial	30	30	60	40	20	30
d.	Vacant to Miscellaneous	30	30	60	30	15	15
<b>II. CHANGE OF LAND USE</b>							
a.	Recreational to Residential	125	60	60	60	35	25
b.	Recreational to Commercial	150	80	60	60	30	40
c.	Recreational to Industrial	125	60	60	60	30	40
d.	Recreational to Miscellaneous	125	60	30	30	30	40
e.	Agricultural. / Conservation or Green Belt to Residential	100	60	60	60	30	30
f.	Agricultural. / Conservation or Green Belt to Commercial	125	75	75	75	30	40
g.	Agricultural. / Conservation or Green Belt to Industrial	100	60	75	75	30	40
h.	Agricultural. / Conservation or Green Belt to Miscellaneous	40	40	40	40	25	25
i.	Residential to Commercial	125	75	75	75	30	40
j.	Residential to Industrial	60	60	60	60	30	40
k.	Residential to Miscellaneous	50	50	60	60	30	40
l.	Commercial to Residential.	40	40	40	40	30	25
m.	Commercial to Industrial.	50	50	60	60	30	25
n.	Commercial to Miscellaneous	40	40	30	30	30	25
o.	Industrial to Residential	40	40	40	40	30	25
p.	Industrial to Commercial	80	60	60	60	40	40
q.	Industrial to Miscellaneous	40	40	40	40	30	25
r.	Miscellaneous to Residential	40	40	40	40	30	25
s.	Miscellaneous to Commercial	80	60	60	60	40	40
t.	Miscellaneous to Industrial	60	60	60	60	30	40

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TABLE - 3

RATES OF DEVELOPMENT CHARGES TO BE LEVIED UNDER SECTION 28 OF ANDHRA PRADESH URBAN AREAS (DEVELOPMENT) ACT, 1975 AND UNDER RULE 15(6) OF THE URBAN DEVELOPMENT AUTHORITY RULES, 1977 FOR KAKATIYA URBAN DEVELOPMENT AUTHORITY / TIRUPATI URBAN DEVELOPMENT AUTHORITY / PUTTAPARTHY URBAN DEVELOPMENT AUTHORITY AREAS.

Rates in Rupees per Square Meter.

FOR INSTITUTION OF USE OR CHANGE OF USE		In Municipal Corporation / Municipalities area		In Gram Panchayat areas	
		Land	Built up area	Land	Built up area
<b>I. INSTITUTION OF USE</b>					
a.	Vacant to Residential	20	30	10	15
b.	Vacant to Commercial	25	40	15	30
c.	Vacant to Industrial	20	40	15	25
d.	Vacant to Miscellaneous	20	30	10	10
<b>II. CHANGE OF LAND USE</b>					
a.	Recreational to Residential	70	40	20	15
b.	Recreational to Commercial	75	45	20	30
c.	Recreational to Industrial	65	45	20	30
d.	Recreational to Miscellaneous	65	20	15	30
e.	Agricultural. / Conservation or Green Belt to Residential	60	40	15	15
f.	Agricultural. / Conservation or Green Belt to Commercial	75	45	20	30
g.	Agricultural. / Conservation or Green Belt to Industrial	50	40	15	30
h.	Agricultural. / Conservation or Green Belt to Miscellaneous	25	20	15	15
i.	Residential to Commercial	80	45	20	30
j.	Residential to Industrial	40	40	20	30
k.	Residential to Miscellaneous	30	40	20	30
l.	Commercial to Residential.	20	25	15	20
m.	Commercial to Industrial.	30	40	15	20
n.	Commercial to Miscellaneous	20	20	15	20
o.	Industrial to Residential	20	20	15	20
p.	Industrial to Commercial	45	45	20	30
q.	Industrial to Miscellaneous	20	20	15	20
r.	Miscellaneous to Residential	20	20	15	20
s.	Miscellaneous to Commercial	45	45	20	30
t.	Miscellaneous to Industrial	30	40	20	30

Note: In case of developments involving change of land use and institution of use (const) both the charges shall be payable separately.

**S.P. SINGH,**  
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER.