

నెం. జీ1/22/2013,

ప్రియాంబుల్ :

విషయము:- బడంగ్ పేట్ నగరపంచాయతి - పట్టణ ప్రణాళిక విభాగము - సవరించిన భవన నిర్మాణ అనుమతుల ఫీజులు మరియు చార్జీలను వసూలు చేయుటకు జారీ చేసిన సూచనల గురించి.

నిర్దేశ్యము:- శ్రీయుత డైరెక్టర్ ఆఫ్ టౌన్ అండ్ కంప్లీ ప్లానింగ్, ఆంధ్రప్రదేశ్, హైద్రాబాద్ గారి లేఖ నెం.2075/2013/పి, తేది 20.02.2013.

★★★

శ్రీయుత డైరెక్టర్ ఆఫ్ టౌన్ అండ్ కంప్లీ ప్లానింగ్, ఆంధ్రప్రదేశ్, హైద్రాబాద్ గారు వారి నిర్దేశ్యము యందు చూపబడిన ప్రకారము పురపాలక సంఘముల యందు భవన నిర్మాణము కొరకు వసూలు చేయబడు ఫీజులు, చార్జీలు సామాన్య ప్రజలకు అర్థమగు విధముగా ఉండవలెనని మరియు అన్ని పురపాలక సంఘము ఒకే విధముగా స్థాయి వారిగా ఉండవలెనని అందులకు గాను సవరించిన ఫీజులను, చార్జీలను పురపాలక సంఘ స్థాయిల వారిగా నిర్దేశించుచూ అట్టి వాటి అన్ని పురపాలక సంఘముల యందు అమలు చేయమని ఆదేశించియున్నారు.

మరియు పురపాలక సంఘము యందు అభివృద్ధి చెందుచున్న కాలనీల యందు వసతులు ఏర్పాటు చేయుటకు అనగా రోడ్లు, మురికి కాలువలు, వీడి దీపములు మరియు నీటి సరఫరా ఏర్పాటు చేయుటకు పురపాలక సంఘముల యందు నిధుల కొరత ఉన్నందున మరియు అట్టి వాటిని అధిగమించుటకు మరియు ఆర్థిక స్థితి గతులను మెరుగు పరుచుట కొరకు, పట్టణ ప్రజలకు మెరుగైన సౌకర్యములు అందించుటకు గాను సవరించిన భవన నిర్మాణ ఫీజులను మరియు చార్జీలను వసూలు చేయుటకు శ్రీయుత ప్రత్యేక అధికారి గారిని మరియు శ్రీయుత మున్సిపల్ కమిషనర్ గారిని తగు విధ్యము తీసుకొనవలసినదిగా కోరియున్నారు.

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ಅನುಬಂಧದ ಅಡಿಯಲ್ಲಿ ಉಳಿದಿರುವ ಅನುಬಂಧಗಳಿಗೆ ಅನ್ವಯಿಸುವಂತೆ ದರಗಳನ್ನು ತಿಳಿಸಲಾಗಿದೆ

ಇವು ಅನುಬಂಧದ ಅಡಿಯಲ್ಲಿ ದರಗಳಾಗಿವೆ.

ಅನುಬಂಧದ ಅಡಿಯಲ್ಲಿ ದರಗಳಾಗಿವೆ

| REVISED SCHEDULE OF TOWN PLANNING FEE AND CHARGES | | | | |
|--|-------------------------|--|--|--------------------|
| Sl. No | Section in APM Act 1965 | Category | Unit of Assessment | Proposed Rates Rs. |
| 1 | 2 | 3 | 4 | 5 |
| 1 | | LAYOUT/ BUILDING PERMIT FEE & CHARGES : | | |
| 1 | 184 (1) | CONVERSION CHARGES | | |
| | | a. Residential use | 1 sq mt of site area | 5 |
| | | b. Non Residential uses | 1 sq mt of site area | 10 |
| 2 | 185 (3) | APPROVAL OF LAYOUTS : Layout approval fee or Scrutiny fee | per Hectare or there part of | 10000 |
| 3 | 209 (i) (a) | APPROVAL OF SITE : Approval of any individual site for the construction of building (not included in sanctioned layout) abutting to public Road | | |
| | | a. SITE APPROVAL / SUB DIVISION OF PLOT | 1 sq mt of site area | 10 |
| | | b. OPEN SPACE CONTRIBUTION CHARGES | 14% on Land value as per the prevailing rate fixed by Stamps & Registration Department | |
| | | c. BETTERMENT CHARGES | | |
| | | (i) Residential | 1 sq mt of site area | 50 |
| | | (ii) Non Residential | 1 sq mt of site area | 75 |
| 4 | 209 (i) (b) | BUILDING PERMIT FEE: Permission to Construct or Reconstruct or Additions or Alterations | | |

| Sl. No | Section in APM Act 1965 | Category | Unit of Assessment | Proposed Rates Rs. |
|--------|-------------------------|---|--|--------------------|
| 1 | 2 | 3 | 4 | 5 |
| | | A Residential Buildings | | |
| | | (i) Up to 200 sq.mts of plot area | 1 sq.mt of Built up area | 10 |
| | | (ii) Above 200 sq.mts and upto 500 sq.mts of plot area | 1 sq.mt of Built up area | 15 |
| | | (iii) Above 500 sq.mts | 1 sq.mt of Built up area | 30 |
| | | (v) High Rise Buildings | 1 sq.mt of Built up area | 40 |
| | | B Non Residential Buildings: Commercial / Institutional/ Industrial/ Cinema Halls/ Function Halls etc., | | |
| | | (i) Up to 200 sq.mts of plot area | 1 sq.mt of Built up area | 20 |
| | | (ii) Above 200 sq.mts and upto 500 sq.mts of plot area | 1 sq.mt of Built up area | 25 |
| | | (iii) Above 500 sq.mts | 1 sq.mt of Built up area | 50 |
| | | (iv) High Rise Buildings | 1 sq.mt of Built up area | 80 |
| | | 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 in the premises. | Rates as prescribed for the respective uses. | |
| | | D Telecommunication Infrastructure Tower [Ground Based Tower (GBT) / Roof Top Tower (RTT) / Roof Top Poles (RTP) / Cell Towers (CT)] | * As prescribed by the Government from time to time | |

| Sl. No | Section in APM Act 1965 | Category | | Unit of Assessment | Proposed Rates Rs. |
|--------|-------------------------|---|---|---|--------------------|
| 1 | 2 | 3 | | 4 | 5 |
| | | E | Petrol & Gas Filling Stations/ Weigh Bridges/ Service Stations / LPG Godowns. | Rs. 50-00 per 1 sq.mt of Built up area, subject to a Minimum Amount of Rs. 15,000-00 per proposal | |
| | | F | Exhibitions, Fairs, Circus etc., | 1 sq.mt of site area/per month or part thereof | 5 |
| | 220 | G | Construction / Erection or Reconstructions of Hut for Residential use. | 1 sq.mt of Built up area | 5 |
| | 209 (i) (b) | H | Permit for openings: Opening of Gate, Door, Window, Ventilators, Replacement of Rolling Shutter etc. | Each | 100 |
| | 209 (i) (b) | I | Compound / Boundary Wall | 1 Rmt | 15 |
| | 219 | J | Well / Septic Tanks/ WC/ Bath/ Staircase | | 100 |
| 5 | 18-A, APTP Act | Development Charges | | * As prescribed by the Government from time to time | |
| 6 | | City/Town Level Infrastructure Impact Fee | | * As prescribed by the Government from time to time. | |
| 7 | | Shelter Fee | | * As prescribed by the Government from time to time. | |
| 8 | 209 (1) (b) | a. | Building Permit fee in case of resubmission of revised plans by the applicant within six months from the date of sanction of the plan and without increase in the built up area & site area of sanctioned plan | * Nil | |
| | | b. | Building Permit fee in case of resubmission of revised plans by the applicant after six months and within one year from the date of sanction of the plan and without increase in the built up area & site area of sanctioned plan. | * 50% of Building Permit Fee as stipulated in SI.No.4 | |

| Sl. No | Section in APM Act 1965 | Category | Unit of Assessment | Proposed Rates Rs. |
|--------|-------------------------|--|---|--------------------|
| 1 | 2 | 3 | 4 | 5 |
| | | c. Building Permit fee in case of resubmission of revised plans by the applicant after one year from the date of sanction of the plan and without increase in the built up area & site area of sanctioned plan. | * Fresh Building Permit Fee as per Sl.No.4 of Schedule of Rates | |
| | | d. After lapse of the validity period of the permission. | * Fresh Building Permit Fee as per Sl.No.4 of Schedule of Rates | |
| 9 | | Issue of Certified Copies of Sanctioned Building Plans/ Sanctioned Layout Plans etc. | | |
| | | (i) Approved Building Plan | | |
| | | a. Upto 500 Sq mts of permitted floor area | Per copy of each plan | 500 |
| | | b. Above 500 Sq mts for every additional 100 Sq mts of permitted floor area. | Per copy | 100 |
| | | (ii) Sanctioned Layout Plan | | |
| | | a. Up to 1 Hectare of site area | Per copy | 500 |
| | | b. Over 1 Hectare for every additional 1 Hectare of site area. | Per copy | 100 |
| | | (iii) Town Map Copy | Per copy | 1000 |
| | | (iv) Master Plan / ZDP/ICRA Plan Copy | Per copy | 1000 |
| | | (v) DTP Scheme Plan Copy | Per copy | 1000 |
| | | (vi) Survey No. or T.S. No. or Field No. Plan/ Town Map/ Master Plan/ ZDP Extracts. | Per copy | 500 |
| | | (vii) Fixing of Boundary Stones | Per one F Line | 500 |
| 10 | 330 (12) | A For Licensing of Surveyors / Engineers/ Architects/ Town Planners (Note: Architects registered with the Council of Architecture need not pay Security Deposit and Licence fee) | | |
| | | (i) Security Deposit | At the time of First Registration | 5000 |

| Sl. No | Section in APM Act 1965 | Category | Unit of Assessment | Proposed Rates Rs. |
|------------------------------|-------------------------|---|-----------------------------------|--------------------|
| 1 | 2 | 3 | 4 | 5 |
| | | (ii) License Fee | Per annum | 2000 |
| | | B For Licensing of Real Estate Companies/ Developers / Builders | | |
| | | (i) Security Deposit | At the time of First Registration | 10000 |
| | | (ii) License Fee | Per annum | 10000 |
| 11 | | Others | | |
| | | A Rain Water Harvesting Charges (Deposit): All categories of Buildings | 1 sq mt of site area | 10 |
| | | B Postage/ Advertisement Charges | | |
| | | (i) Individual Residential Buildings | Per each Application | 200 |
| | | (ii) Commercial / Other Buildings | Per each Application | 1000 |
| | | (iii) Group Housing /High Rise Buildings | Per each Application | 2500 |
| II ENCROACHMENT FEE : | | | | |
| 12 | 176 | For granting licence for construction of Building with in street alignment or Building line per Annum | 1 Sq. mt | 100 |
| 13 | 191(1) | For granting licence for any door, gate bar of ground floor window to open outward upon any street per annum | 1 Rmt. | 200 |
| 14 | 193(1) | Grant of Licence to owner or occupier of any premises to put up Varandha, Eves weather frames, Balconies, Sunshades and the like over the street per Annum. | 1 Sq. mt | 100 |
| 15 | 193(1) | Grant of Licence to construct any step or drain covering necessary to access to the premises per Annum | 1 Sq. mt | 100 |
| 16 | 193(2) | Grant of Licence for temporary erection of pandals and other structures in a street or public | 10 Sq. mt or | 25 |

| Sl. No | Section in APM Act 1965 | Category | Unit of Assessment | Proposed Rates Rs. |
|--------|-------------------------|--|----------------------|--------------------|
| 1 | 2 | 3 | 4 | 5 |
| | | place per one week | part | |
| 17 | 193(3) | Leasing of road sides and street margins vested in the council for occupation for temporary purpose per one month | | |
| | | a. Bunks, Temporary sheds, Stalls, shops, pials etc., for commercial use | 1 Sq. mt | 100 |
| | | b. For erection of Advertisement Hoardings/ Boards (on the size of the Board) | 10 Sq. mt or part | 50 |
| 18 | 197 | For grant of licence to make hole or obstruction in any street per one week. | per each | 50 |
| 19 | 193(3) & 198 | For grant of licence for storing building materials including scaffolding and for depositing waste material/ Debris Removal Charges. | | |
| | | (i) Up to 200 sq.mts of plot area | Per each Application | 1000 |
| | | (ii) Above 200 sq.mts and upto 500 sq.mts of plot area | do | 1500 |
| | | (iii) Above 500 sq.mts | do | 2000 |
| | | (v) High Rise Buildings | do | 2500 |

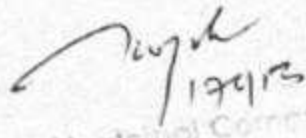
Annexure to Schedule of Fee & Charges

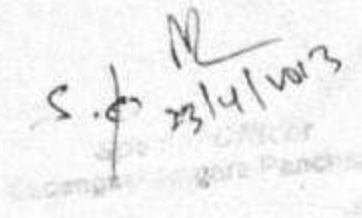
- 2% of Building Permit Fee / License Fee shall be paid along with the Building Application subject to a maximum of Rs. 10,000/- as initial fees. The balance building permit / license fee together with other fees and charges shall be levied and collected before the issue of permission / sanction. In case of rejection of the application, the above initial fees would be forfeited.
- For Addition / Alterations of buildings, the fees chargeable shall be on the added portion only as the same for erection of new buildings as stated under Sl. No. 4 of Schedule.
- In case of additions and alterations of buildings, if the use of the sanctioned building is also changed in conformity with the Master Plan and Zoning Regulations, then the chargeable fee shall be calculated on the use proposed under Sl. No. 4 of the schedule.
- In case of basement / cellar / sub-cellar / stilt meant for parking no charges under Sl. No. 4 of the schedule shall be collected.

5. In the case of buildings with principal and subsidiary permissible occupancies in which the fee 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. 4 of schedule.
6. The Building Permit Fee for religious buildings proposed for prayer halls including staircase, balconies, corridors, toilets are exempted under Sl. No. 4 C (i) of schedules, whereas the Building Permit Fee for other uses shall be collected under Sl. No. 4 C (ii) of schedule.
7. If the building application is exclusively for Bore-well / Shutters / Doors / Windows / Ventilators / Gates/ Well/ Septic Tank/ WC/ Bath/ Staircase, the building permit fee / license fee shall be collected as prescribed under Sl. No. 4 H, I & J of schedule and the same need not be collected along with the regular building application.
8. The Betterment Charges, Site Approval Charges, Sub-Division Charges and Open Space Contribution Charges on Plot area shall be collected where the sites are abutting to public road and not covered by Approved Layouts / Approved Sub-Divisions and not having previously Sanctioned plan as prescribed under Sl. No. 1 & 3 of schedule.

కావున శ్రీయుత డైరెక్టర్ ఆఫ్ టౌన్ అండ్ కంట్రీ ప్లానింగ్, ఆంధ్రప్రదేశ్, హైద్రాబాద్ గారు సవరించిన భవన నిర్మాణ అనుమతుల ఫీజులు మరియు వార్షిక వసూలు వేయుట కొరకు జారీ చేసిన సూచనలను అమలు పరుచుటకు గాను శ్రీయుత ప్రత్యేక అధికారి గారి ఆమోదం పొందుటకు సమర్పించడైనది.


19/4/13


19/4/13
Municipal Commissioner
Bidanagar Nagar Panchayat


23/4/2013
Officer
Bidanagar Panchayat