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THE KARIMNAGAR DIST. GAZETTE EXTRA ORDINARY PUBLISHED BY AUTHORITY

No.08

KARIMNAGAR

Date:12-04-2013

NOTIFICATION BY GOVERNMENT

NAGARA PANCHAYATH VEMULAWADA

NOTIFICATION

(Revised Scheduled of Town Planning Fee & Charges
issued U/s 344(2) & 351 of A.P. Municipality Act 1965, Dated:01-03-2013)

RC. No.G1/228/2013Dt.16-03-2013

It is hereby notified that in supersession of all the previous notifications, the Municipal Council, Nagara Panchayat Vemulawada in its Resolution No. 121/2013, Dated:16-03-2013 approved the revised building permit fee and other charges as shown below. These rates are applicable to entire Municipal Area and come into force with effect from 01-04-2013

REVISED SCHEDULE OF TOWN PLANNING FEE AND CHARGES					
Sl. No.	Section in APM Act 1965	Category	Unit Assessment	Proposed Rates in Rs.	With effect from
LAYOUT BUILDING PERMISSION FEE AND CHARGES					
1.	184 (1)	CONVERSION CHARGES			
	a)	Residential Use	1 sq.mt of site area	5.00	01-04-2013
	b)	Non Residential uses	1 sq.mt of site area	10.00	01-04-2013

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Sl. No.	Section in APM Act 1965	Category	Unit Assessment	Proposed Rates in Rs.	With effect from	
2	185(3)	APPROVAL OF LAYOUTS: Layout approval fee or scrutiny fees	Per hectare or there part of	10000.00	01-04-2013	
3	209(i)(a)	APPROVAL OF SITE: approval of any individual site for the construction building (not included in sanctioned layout) a butting to public Road.				
		a)	SITE APPROVAL/SUB DIVISION OF PLOT	1 sq.mt of site area	10.00	01-04-2013
		b)	OPEN SPACE CONTRIBUTION CHARGES	14% on land value as per the prevailing rate fixed by stamps & Registration Department.		
		c.)	Betterment charges			
		(i)	Residential Use	1 sq.mt of site area	50.00	01-04-2013
		(ii)	Non Residential Uses	1 sq.mt of site area	75.00	01-04-2013
4	209(i)(b)	BUILDING PERMIT FEE : Permission to construct or Reconstruct or additions or alterations				
	209 (i) (b)	A.	Residential Buildings			
		(i)	Up to 200 sq.mts of plot area	1 sq.mt of Built up area	10.00	01-04-2013
		(ii)	Above 200 sq.mts and upto 500 sq.mts of plot area	1 sq.mt of Built up area	15.00	01-04-2013
		(iii)	Above 500 sq.mts	1 sq.mt of Built up area	30.00	01-04-2013
		(iv)	High Rise buildings	1 sq.mt of Built up area	40.00	01-04-2013
		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	20.00	01-04-2013
		(ii)	Above 200 sq.mts and upto 500 sq.mts of plot area	1 sq.mt of Built up area	25.00	01-04-2013
		(iii)	Above 500 sq.mts	1 sq.mt of Built up area	50.00	01-04-2013
		(iv)	High Rise buildings	1 sq.mt of Built up area	80.00	01-04-2013
		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		01-04-2013
		(ii)	Other than Religious structures in the premises	Rates as prescribed for the respective uses		01-04-2013
		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	
		E.	Petrol & Gas Filling stations / Weigh Bridges / Service Stations / LPG Godowns		Rs. 70-00 per 1 sq.mt of Built up area, subject to a Minimum amount of Rs. 20,000-00 per proposal	01-04-2013
	F.	Exhibitions, Fairs, Circus etc.,	1 sq.mt of site area per month or part thereof	5.00	01-04-2013	

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Sl. No.	Section in APM Act 1965	Category	Unit Assessment	Proposed Rates in Rs.	With effect from
	220	G. Construction / Erection or Reconstructions of Hut for Residential use.	1 sq.mt of built up area	5.00	01-04-2013
	209 (i) (b)	H. Permit for openings : Opening of Gate, Door, Window, Ventilators, Replacement of Rolling Shutter etc.,	Each	100.00	01-04-2013
	219 (i) (b)	I. Compound / Boundary Wall	1 Rmt	15.00	01-04-2013
	219	J. Well / Septic Tanks / WC / Bath / Staircase		100.00	01-04-2013
5.	18-A APTP Act	Development Charges			* As prescribed by Government from time to time
6.		City / Town Level Infrastructure Impact Fee			* As prescribed by Government from time to time
7.		Shelter Fee			* As prescribed by 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 date of sanction of the plan and without increase in the built up area & site area of sanctioned plan		* Nil	01-04-2013
		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 Sl. No.4	01-04-2013
		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 are of sanctioned plan		* Fresh Building Permit Fee as per Sl. No. 4 of Schedule of Rates	01-04-2013
		d. After lapse of the validity period of the permission		* Fresh Building Permit Fee as per Sl. No. 4 of Schedule of Rates	01-04-2013
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	500.00	01-04-2013
		b. Above 500 sq.mts for every additional 100 sq.mts of permitted Floor area	Per copy	100.00	01-04-2013
		(ii) Sanctioned Layout Plan			
		a. Upto 1 Hectare of site are	Per copy	500.00	01-04-2013
		b. Over 1 Hectare for every additional 1 Hectare of site are	Per copy	100.00	01-04-2013
		(iii) Town Map Copy	Per copy	1000.00	01-04-2013
		(iv) Master Plan / ZDP / ICRA Plan Copy	Per Copy	1000.00	01-04-2013
		(v) DTP Scheme Plan Copy	Per Copy	1000.00	01-04-2013
		(vi) Survey No. or T.S. No. of Field No. Plan / Town Map / Master Plan / ZDP Extracts.	Per Copy	500.00	01-04-2013
		(vii) Fixing of Boundary Stones	Per one F Line	500.00	01-04-2013

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Sl. No.	Section in APM Act 1965	Category	Unit Assessment	Proposed Rates in Rs.	With effect from	
10.	330 (12)	A	For Licensing of Surveyors / Engineer / Architects / Town Planners (Note: Architects registered with the council of Architecture need not pay security Deposit and License fee)			
		(i)	At the time of First Registration	5000.00	01-04-2013	
		(ii)	Per annum	2000.00	01-04-2013	
		B	For licensing of Real Estate Companies / Developers / Builders			
		(i)	At the time of First Registration	10,000.00	01-04-2013	
		(ii)	Per annum	10,000.00	01-04-2013	
11		Others				
		A.	Rainwater Harvesting Charges (Deposit) : All categories of buildings	1 sq. mt of site area	10.00	01-04-2013
		B.	Postage / Advertisement Charges			
		(i)	Individual Residential Buildings	Per each Application	200.00	01-04-2013
		(ii)	Commercial / Other Buildings	Per each application	1000.00	01-04-2013
		(iii)	Group Housing / high Rise Buildings	Per each application	2500.00	01-04-2013
II		ENCROACHMENT FEE :				
12.	176		For granting License for construction of building with in street alignment or Building line per Annum	1 Sq. mt	100.00	01-04-2013
13.	191(1)		For granting License for any door, gate bar of ground floor window to open outward upon any street per annum	1 Rmt	200.00	01-04-2013
14.	193(1)		Grant of License to owner or occupier of any premises to put up Varanda, Eves weather frames, Balconies, sunshades and the like over the street per annum	1 Sq.mt.	100.00	01-04-2013
15.	193(1)		Grant of License to construct any step or drain covering necessary to access to the premises per annum	1 sq. mt.	100.00	01-04-2013
16.	193(2)		Grant of License for temporary erection of pandals and other structures in a street or public place per one week	10 sq.mt. or Part	25.00	01-04-2013
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, places etc., for commercial use	1 sq.mt.	100.00	01-04-2013
		b.	For erection of advertisement Hoardings / Boards (on the size of the Board	10 sq.mt or part	50.00	01-04-2013

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18.	197	For grant of License to make hole or obstruction in any street per one week	Per each	50.00	01-04-2013
19.	193(3) & 198	For grant of license for storing building materials including scaffolding and for depositing Waste materials. Debris Removal Charges			
		(i) Upto 200 sq.mts of plot area	Per each	1000.00	01-04-2013
		(ii) Above 200 sq.mts and up to 500 sq.mts of plot area	Application	1500.00	01-04-2013
		(iii) Above 500 sq.mts	Application	2000.00	01-04-2013
		(iv) High Rise Buildings	Application	2500.00	01-04-2013

Annexure of 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.
- 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.
- 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.

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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 are prescribed under Sl. No. 1 & 3 of schedule.

Sd/-
Commissioner,
Nagara Panchayat Vemulawada.