

కౌన్సిల్ ప్రస్తావన

ఆర్.ఓ.సి.నెం.జి1/275/2013

- విషయము:-** పురపాలక సంఘం, జనగామ - పట్టణము నందు భవన నిర్మాణ అనుమతులు మంజూరు చేయుటకు గాను ప్రభుత్వము వారు ప్రకటించిన రేట్లను అమలు పర్చుటకు కౌన్సిల్ ఆమోదం గూర్చి.
- సూచిక :-** శ్రీయుత సంచాలకులు పట్టణ ప్రణాళిక మరియు గ్రామీణాభివృద్ధి, ఆం.ప్ర, హైద్రాబాద్ వారి లేఖ నెం.2075/2013/పి, తేది.20-02-2013.

పై సూచికను అనుసరించి రాష్ట్రములోని అన్ని పురపాలక సంఘాలలో గల భవన నిర్మాణ అనుమతి రేట్లను పరిశీలించి పురపాలక స్థాయిలను బట్టి అన్ని ప్రాంతాలలో ఒకే విధమైన రేట్లను అమలు పర్చుటకు గాను సవరణ రేట్లను ప్రకటిస్తూ అట్టి రేట్లను అనుసరించి భవన నిర్మాణ అనుమతులు మంజూరు చేయుటకు ఆదేశించినారు.

జనగామ పురపాలక సంఘం ద్వితీయ శ్రేణి పురపాలక సంఘం అయినందున, శ్రీయుత సంచాలకులు పట్టణ ప్రణాళిక మరియు గ్రామీణాభివృద్ధి, ఆం.ప్ర, హైద్రాబాద్ వారి ఆదేశాల ప్రకారముగా ఈ క్రింద తెలిపిన రేట్లను సవరించనైనది.

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
I.	LAYOUT BUILDING PERMISSION FEE AND CHARGES				
	184 (1)	CONVERSION CHARGES			
1.	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
2.	185 (3)	APPROVAL OF LAYOUTS : Layout approval fee or scrutiny fees	Per Hectare or there part of	15000.00	01-04-2013
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	12.00	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	1 sq.mt of site area	75.00	01-04-2013
		(i) Non Residential	1 sq.mt of site area	100.00	01-04-2013

Sl. No.	Section in APM Act 1965	Category	Unit Assessment	SI. No.	Section in APM Act 1965
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	15.00	01-04-2013
		(ii). Above 200 sq.mts and upto 500 sq.mts of plot area	1 sq.mt of Built up area	20.00	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	60.00	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	25.00	01-04-2013
		(ii). Above 200 sq.mts and upto 500 sq.mts of plot area	1 sq.mt of Built up area	35.00	01-04-2013
		(iii). Above 500 sq.mts	1 sq.mt of Built up area	70.00	01-04-2013
		(iv). High Rise buildings	1 sq.mt of Built up area	100.00	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 aMinimum amount of Rs. 20,000-00 per proposal		01-04-2013
		F. Exhibitions, Fairs, Circus etc.,	1 sq.mt of ste area per month or part thereof	10.00	01-04-2013
	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	150.00	01-04-2013
	219 (i) (b)	I. Compound / Boundary Wall	1 Rmt	20.00	01-04-2013
	219	J. Well / Septic Tanks / WC / Bath / Staircase		150.00	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		

Sl. No.	Section in APM Act 1965	Category	Unit Assessment		Section in APM Act 1965
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 area 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	700.00	01-04-2013
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) Security Deposit	At the time of First Registration	5000.00	01-04-2013
		(ii) License Fee	Per annum	5000.00	01-04-2013
		B For licensing of Real Estate Companies / Developers / Builders			
		(i) Security Deposit	At the time of First Registration	10,000.00	01-04-2013
		(ii) License Fee	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	15.00	01-04-2013
		B. Postage / Advertisement Charges			
		(i) Individual Residential Buildings	Per each Application	200.00	01-04-2013

Sl. No.	Section in APM Act 1965	Category	Unit Assessment	Proposed Rates in Rs.	With effect from
		(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	150.00	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	300.00	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.	150.00	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.	150.00	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	50.00	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.	150.00	01-04-2013
		b. For erection of advertisement Hoardings / Boards (on the size of the Board	10 sq.mt or part	100.00	01-04-2013
18.	197	For grant of License to make hole or obstruction in any street per one week	Per each	100.00	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	1500.00	01-04-2013
		(ii) Above 200 sq.mts and up to 500 sq.mts of plot area	Application	2000.00	01-04-2013
		(iii) Above 500 sq.mts	Application	2500.00	01-04-2013
		(iv) High Rise Buildings	Application	3000.00	01-04-2013

పైన తెలిపిన ప్రకారము ఛార్జీలను సవరించిన యెడల పట్టణములో వివిధ అభివృద్ధి పనులు త్వరితగతిన పూర్తి చేయవచ్చును.

కావున పై విధముగా సవరించి రేట్లను తేది.01-04-2013 నుండి అమలు చేయుటకు ప్రత్యేకాధికారి గారి అనుమతి కోరుతూ కౌన్సిల్ ఆమోదమునకై కౌన్సిల్ ముందు ప్రవేశపర్చుననెదది.

తీర్మానము నెం.136/2012

తేది.05-03-2013.

ప్రియాంబుల్లో సూచించిన ప్రకారం శ్రీయుత సంచాలకులు, పట్టణ ప్రణాళిక మరియు గ్రామీణాభివృద్ధి, ఆం.ప్ర. హైద్రాబాద్ గారి లేఖ ప్రకారం పై విధంగా సవరించిన భవన నిర్మాణ అనుమతి రేట్లను తేది.01-04-2013 నుండి అమలు చేయుటకు కౌన్సిల్ తీర్మానించినది.

సం/
ప్రత్యేకాధికారి

//నిజప్రతి//