

**కౌన్సిల్ ప్రస్తావన :**

నెం. జి1/143/2013

**విషయము:-** జగిత్యాల పట్టణము యందు భవన నిర్మాణ అనుమతులు మంజూరీ చేయుటకు గాను ప్రభుత్వము వారు ప్రకటించిన రేట్లను అమలు చేయుటకు కౌన్సిల్ ఆమోదము గూర్చి

**సూచిక :-** శ్రీయుత డైరెక్టర్ ఆఫ్ టౌన్ & కంట్రి ప్లానింగ్, ఎ.పి., హైద్రాబాద్ వారి లేఖ నెం.2075/2013/పి, తేది:20-02-2013

x x x x x

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

జగిత్యాల పురపాలక సంఘం ప్రధమ శ్రేణి పురపాలక సంఘం అయినందున, శ్రీయుత డైరెక్టర్ ఆఫ్ టౌన్ & కంట్రి ప్లానింగ్, ఎ.పి., హైద్రాబాద్ వారి ఆదేశాల క్రమముగా ఈ క్రింద తెలిపిన రేట్లను సవరించనైనది.

**REVISED SCHEDULE OF TOWN PLANNING FEE AND CHARGES**

Sl. No.	Section in APM Act 1965	Category	Unit Assessment	Existing Rates in Rs.	Proposed Rates in Rs.
1.	<b>LAYOUT BUILDING PERMISSION FEE AND CHARGES</b>				
	184 (1)	<b>CONVERSION CHARGES</b>			
1.	a)	Residential Use	1 sq.mt of site area	2.00	5.00
	b)	Non Residential uses	1 sq.mt of site area	2.00	10.00
2.	185 (3)	<b>APPROVAL OF LAYOUTS : Layout approval fee or scrutiny fees</b>		-	15000.00
3.	209 (i)(a)	<b>APPROVAL OF SITE : Approval of any individual site for the construction of building (not included in sanctioned layout) abutting to public Road</b>			
	a.	<b>SITE APPROVAL / SUB DIVISION OF PLOT</b>	1 sq.mt of site area	-	12.00
	b.	<b>OPEN SPACE CONTRIBUTION CHARGES</b>	14% on Land value as per the prevailing rate fixed by Stamps & Registration Department		
	c.	<b>BETTERMENT CHARGES</b>			
	(i)	Residential	1 sq.mt of site area	40.00	75.00
	(ii)	Non Residential	1 sq.mt of site area	40.00	100.00
4.	209(i)(b)	<b>BUILDING PERMIT FEE : Permission to construct or Reconstruct or additions or alterations</b>			
		<b>A. Residential Buildings</b>			
	(i).	Up to 200 sq.mts of plot area	1 sq.mt of Built up area	15.00	15.00
	(ii).	Above 200 sq.mts and upto 500 sq.mts of plot area	1 sq.mt of Built up area	15.00	20.00
	(iii).	Above 500 sq.mts	1 sq.mt of Built up area	15.00	50.00
	(iv).	High Rise buildings	1 sq.mt of Built up area	15.00	60.00

Sl. No.	Section in APM Act 1965	Category	Unit Assessment	Existing Rates	Proposed Rates in Rs.
		<b>B. Non Residential Buildings (Commercial / Institutional / Industrial / Cinema Halls / Function Halls etc.,)</b>			
		(i). Up to 200 sq.mts of plot area	1 sq.mt of Built up area	30.00	25.00
		(ii). Above 200 sq.mts and upto 500 sq.mts of plot area	1 sq.mt of Built up area	30.00	35.00
		(iii). Above 500 sq.mts	1 sq.mt of Built up area	30.00	70.00
		(iv). High Rise buildings	1 sq.mt of Built up area	30.00	100.00
		<b>C. RELIGIOUS BUILDINGS</b>			
		(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		(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		Rates as prescribed for the respective uses
		<b>D. Telecommunication Infrastructure Tower (ground based tower [(GBT) / Roof Top Tower (RTT) / Roof Top Poles (RTP) Cell Towers (CT)].</b>			* As prescribed by the Government from time to time
		<b>E. Petrol &amp; Gas Filling stations / Weigh Bridges / Service Stations / LPG Godowns*</b>			Rs. 70-00 per 1 sq.mt of Built up area, subject to a Minimum amount of Rs. 20,000-00 per proposal
		<b>F. Exhibitions, Fairs, Circus etc.,</b>	1 sq.mt of ste area per month or part thereof	-	10.00
	220	<b>G. Construction / Erection or Reconstructions of Hut for Residential use.</b>	1 sq.mt of built up area	-	5.00
	209 (i) (b)	<b>H. Permit for openings : Opening of Gate, Door, Window, Ventilators, Replacement of Rolling Shutter etc.,</b>	Each	10.00	150.00
	219 (i) (b)	<b>I. Compound / Boundary Wall</b>	1 Rmt	50.00	20.00
	219	<b>J. Well / Septic Tanks / WC / Bath / Staircase</b>		100.00	150.00
5.	18-A APTP Act	<b>Development Charges</b>		* As prescribed by Government from time to time	* As prescribed by Government from time to time
6		<b>City / Town Level Infrastructure Impact Fee</b>		* As prescribed by Government from time to time	* As prescribed by Government from time to time
7.		<b>Shelter Fee</b>		* As prescribed by Government from time to time	* As prescribed by Government from time to time

B.	209(1)(b)	a.	Building Permit fee in case of resubmission of revised plans by the applicant <b>within six months</b> from 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 <b>after six months and within one year</b> 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	* 50% of Building Permit Fee as stipulated in Sl. No.4
		c.	Building Permit fee in case of resubmission of revised plans by the applicant <b>after one year</b> 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	* 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	* Fresh Building Permit Fee as per Sl. No. 4 of Schedule of Rates
<b>9</b>		<b>Issue of Certified Copies of Sanctioned Building Plans / Sanctioned Layout Plans etc.,</b>			
		(i)	Approved building plan		
		a.	Upto 500 sq. mts of permitted Floor area	Per copy of each plan	500.00
		b.	Above 500 sq.mts for every additional 100 sq.mts of permitted Floor area	Per copy	100.00
		(ii)	Sanctioned Layout Plan		
		a.	Upto 1 Hectare of site are	Per copy	500.00
		b.	Over 1 Hectare for every additional 1 Hectare of site are	Per copy	100.00
		(iii)	Town Map Copy	Per copy	1000.00
		(iv)	Master Plan / ZDP / ICRA Plan Copy	Per Copy	1000.00
		(v)	DTP Scheme Plan Copy	Per Copy	1000.00
		(vi)	Survey No. or T.S. No. of Field No. Plan / Town Map / Master Plan / ZDP Extracts.	Per Copy	500.00
		(vii)	Fixing of Boundary Stones	Per one F Line	700.00
<b>10.</b>	<b>330 (12)</b>	<b>A</b>	<b>For Licensing of Surveyors / Engineer / Architects / Town Planners (Note: Architects registered with the council of Architecture need not pay security Deposit and License fee)</b>		
		(i)	Security Deposit	At the time of First Registration	1500.00 / 5000.00
		(ii)	License Fee	Per annum	1500.00 / 5000.00
		<b>B</b>	<b>For licensing of Real Estate Companies / Developers / Builders</b>		
		(i)	Security Deposit	At the time of First Registration	- / 10,000.00
		(ii)	License Fee	Per annum	- / 10,000.00
<b>11</b>		<b>Others</b>			
		A.	Rainwater Harvesting Charges (Deposit) : All categories of buildings	1 sq.mt of site area	2000.00 / 15.00
		B.	<b>Postage / Advertisement Charges</b>		
		(i)	Individual Residential Buildings	Per each Application	- / 200.00
		(ii)	Commercial / Other Buildings *	Per each application	- / 1000.00
		(iii)	Group Housing / high Rise Buildings	Per each application	- / 2500.00

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
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
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
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
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
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
		b. For erection of advertisement Hoardings / Boards (on the size of the Board	10 sq.mt or part	-	100.00
18.	197	For grant of License to make hole or obstruction in any street per one week	Per each	-	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
		(ii) Above 200 sq.mts and up to 500 sq.mts of plot area	Application	-	2000.00
		(iii) Above 500 sq.mts	Application	-	2500.00
		(iv) High Rise Buildings	Application	-	3000.00

పైన తెలిపిన ప్రకారము చార్జీలను సవరించిన యెడల అభివృద్ధి పనులు త్వరితగతిన పూర్తి చేయగలము.

కావున పై విధముగా సవరించిన రేట్లను 01-04-2013 నుండి అమలు చేయుటకు ప్రత్యేకాధికారి గారి అనుమతి కోరుతూ కొన్సిల్ ఆమోదమునకై సమర్పించనైనది.

**తీర్మానము నెం.300**

**తేది:21-03-2013**

Approved

సం/-

ప్రత్యేక అధికారి

//నిజప్రతి//

  
మేనేజర్,

జగిత్యాల మున్సిపాలిటీ.

