

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department – Rules – Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (Act 5 of 2016)- Rates for collection of Development Charges – Orders-Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H)DEPARTMENT

G.O.MS.No. 87

Dated: 27-02-2018

Read the following:-

1. G.O.Ms.No.439, MA&UD (I1)Department, Dated:13.06.2007.
2. A.P. Metropolitan Region and Urban Development Authorities Act, 2016.
3. G.O.Ms.No.26, MA & UD (H2) Department, Dated:08.02.2016
4. From the Director of Municipal Administration, AP., Guntur Lr.Roc.No.14037/11/2017-K Sec(895236/2017-K3-1) Dated 25.01.2018.

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ORDER:-

In the reference 1<sup>st</sup> read above, Government have revised the rates of development charges for all Urban Development Authorities in the State of Andhra Pradesh under sub-section (1) of section 58 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Andhra Pradesh Act No.I of 1975).

2. In the reference 2<sup>nd</sup> read above, Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (Act 5 of 2016) came into force duly repealing the Andhra Pradesh Urban Development Authorities Act, 1975.

3. The provisions of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (Act 5 of 2016) have come into force with effect from 8<sup>th</sup> February, 2016, by virtue of notification issued in G.O.3<sup>rd</sup> read above.

4. Government, after careful consideration, hereby prescribe the rates of development charges for all Urban Development Authorities in the State as per Sections 100 & 118 read with sub-section (3)(e) of Section 5 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016, (Act 5 of 2016). The rates of development charges are mentioned in the table appended to this order.

5. 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 utilize 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.

6. 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.

P.T.O

7. The appended notification shall be published in the Extraordinary issue of the Andhra Pradesh Gazette dated:28.02.2018.

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

**R. KARIKAL VALAVEN**  
**PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Commissioner, Printing Stationary and Stores Purchase, AP, Vijayawada.

The Vice Chairmen of Urban Development Authorities in the State.

The Commissioner, Greater Visakhapatnam Municipal Corporation,  
Visakhapatnam.

The Commissioner, Kakinada Municipal Corporation, Kakinada, E.G. District.

The Commissioner, Rajamahendravaram Municipal Corporation,  
Rajamahendravaram, E.G. District.

The Commissioner, Eluru Municipal Corporation, West Godavari District

The Commissioner, Nellore Municipal Corporation, Nellore.

The Commissioner, Kurnool Municipal Corporation, Kurnool.

The Commissioner, Ananthapuram Municipal Corporation, Ananthapuram.

The Commissioner, Ongole Municipal Corporation, Ongole

The Commissioner, Tirupati Municipal Corporation, Tirupati, Chittoor District.

The Director of Town & Country Planning, AP, Guntur.

The Director of Municipal Administration, AP, Guntur.

The Registrar, High Court of AP and Telangana, Hyderabad.

The Accountant General, Andhra Pradesh, Hyderabad.

The Director of Treasuries & Accounts, AP., Vijayawada

The Director of Works & Accounts, AP., Vijayawada

The Pay and Accounts Officer, AP., Vijayawada

The OSD to Special Chief Secretary to Chief Minister.

The OSD to Hon'ble Minister for MA & UD

The P.S. to Principal Secretary to Government, MA&UD Dept.

Sf/Sc.

//FORWARDED :: BY :: ORDER //

SECTION OFFICER

APPENDIX  
NOTIFICATION

In exercise of the powers conferred by as per Sections 100 & 118 read with sub-section (3)(e) of Section 5 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (Act 5 of 2016), the Governor of Andhra Pradesh hereby authorised the Urban Development Authorities to collect development charges under Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (Act 5 of 2016).

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TABLE

RATES OF DEVELOPMENT CHARGES TO BE LEVIED UNDER SECTIONS 100 AND 118 READ WITH SUB-SECTION (3) (e) of Section 5 of ANDHRA PRADESH METROPOLITAN REGION & URBAN DEVELOPMENT AUTHORITY ACT, 2016 FOR ALL URBAN DEVELOPMENT AUTHORITIES

Rates in Rupees per Square Meter

| FOR INSTITUTION OF USE OR CHANGE OF USE |   | Greater Visakhapatnam Municipal Corporation (GVMC) |               | Other Municipal Corporations |               | All Municipalities |               | All Gram Panchayaths |               |
|---|---|--|---------------|------------------------------|---------------|--------------------|---------------|----------------------|---------------|
|   |   | Land   | Built-up area | Land                         | Built-up area | Land               | Built-up area | Land                 | Built-up area |
| <b>I</b>                                | <b>INSTITUTION OF USE</b>                                 |  |               |                              |               |                    |               |                      |               |
| a.                                      | Vacant to Residential                                     | 40   | 50            | 20                           | 30            | 20                 | 30            | 10                   | 15            |
| b.                                      | Vacant to Commercial                                      | 50   | 60            | 25                           | 40            | 25                 | 40            | 15                   | 30            |
| c.                                      | Vacant to Industrial                                      | 30   | 60            | 20                           | 40            | 20                 | 40            | 15                   | 25            |
| d.                                      | Vacant to Miscellaneous                                   | 30   | 60            | 20                           | 30            | 20                 | 30            | 10                   | 10            |
| <b>II</b>                               | <b>CHANGE OF LAND USE</b>                                 |  |               |                              |               |                    |               |                      |               |
| a.                                      | Recreational to Residential                               | 125  | 60            | 70                           | 40            | 70                 | 40            | 20                   | 15            |
| b.                                      | Recreational to Commercial                                | 150  | 60            | 75                           | 45            | 75                 | 45            | 20                   | 30            |
| c.                                      | Recreational to Industrial                                | 125  | 60            | 65                           | 45            | 65                 | 45            | 20                   | 30            |
| d.                                      | Recreational to Miscellaneous                             | 125  | 30            | 65                           | 20            | 65                 | 20            | 15                   | 30            |
| e.                                      | Agricultural./Conservation or Green Belt to Residential   | 100  | 60            | 60                           | 40            | 60                 | 40            | 15                   | 15            |
| f.                                      | Agricultural./Conservation or Green Belt to Commercial    | 125  | 75            | 75                           | 45            | 75                 | 45            | 20                   | 30            |
| g.                                      | Agricultural./Conservation or Green Belt to Industrial    | 100  | 75            | 50                           | 40            | 50                 | 40            | 15                   | 30            |
| h.                                      | Agricultural./Conservation or Green Belt to Miscellaneous | 40   | 40            | 25                           | 20            | 25                 | 20            | 15                   | 15            |
| i.                                      | Residential to Commercial                                 | 125  | 75            | 80                           | 45            | 80                 | 45            | 20                   | 30            |
| j.                                      | Residential to Industrial                                 | 60   | 60            | 40                           | 40            | 40                 | 40            | 20                   | 30            |
| k.                                      | Residential to Miscellaneous                              | 50   | 60            | 30                           | 40            | 30                 | 40            | 20                   | 30            |
| l.                                      | Commercial to Residential                                 | 40   | 40            | 20                           | 25            | 20                 | 25            | 15                   | 20            |
| m.                                      | Commercial to Industrial                                  | 50   | 60            | 30                           | 40            | 30                 | 40            | 15                   | 20            |
| n.                                      | Commercial to Miscellaneous                               | 40   | 30            | 20                           | 20            | 20                 | 20            | 15                   | 20            |
| o.                                      | Industrial to Residential                                 | 40   | 40            | 20                           | 20            | 20                 | 20            | 15                   | 20            |
| p.                                      | Industrial to Commercial                                  | 80   | 60            | 45                           | 45            | 45                 | 45            | 20                   | 30            |
| q.                                      | Industrial to Miscellaneous                               | 40   | 40            | 20                           | 20            | 20                 | 20            | 15                   | 20            |
| r.                                      | Miscellaneous to Residential                              | 40   | 40            | 20                           | 20            | 20                 | 20            | 15                   | 20            |
| s.                                      | Miscellaneous to Commercial                               | 80   | 60            | 45                           | 45            | 45                 | 45            | 20                   | 30            |
| t.                                      | Miscellaneous to Industrial                               | 60   | 60            | 30                           | 40            | 30                 | 40            | 20                   | 30            |

**R. KARIKAL VALAVEN**  
**PRINCIPAL SECRETARY TO GOVERNMENT**

**SECTION OFFICER**