

**GOVERNMENT OF ANDHRA PRADESH**  
**A B S T R A C T**

Municipal Administration & Urban Development Department – Rules – Urban Development Authority (Hyderabad) Rules, 1977 – Amendment – Orders – Issued.

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT(1 )DEPARTMENT  
G.O.Ms.No.4 3 9.

Dated the 13<sup>th</sup> June, 2007.

Read the following:-

1. G.O.Ms.No.215, M.A. & U.D. Department, dated 10-04-1977.
2. G.O.Ms.No.636, M.A. & U.D. Department, dated 19-11-1986.
3. G.O.Ms.No.51, M.A. & U.D. Department, dated 05-02-1996
4. From Vice-Chairman, Hyderabad Urban Development Authority, Hyderabad, Letter No.9966/MP/HUDA/2004, dated 10-11-2006.
5. From Vice-Chairman, Tirupati Urban Development Authority, Tirupati, Letter No. 2363/G1/06, dated 06-01-2007.
6. From Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada Letter No.RC-C8-2335/2006, dated 08-03-2007.

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**ORDER :**

Under sub-section (1) of section 58 of the Andhra Pradesh Urban Areas (Development)Act, 1975 (Andhra Pradesh Act No.1 of 1975) Government have issued the Urban Development Authority (Hyderabad) Rules, 1977 which came into force from the 21<sup>st</sup> April, 1977. The Vice-Chairmen of Hyderabad Urban Development Authority, Vijayawada-Guntur-Tenali-Mangalagiri Urban Development Authority and Tirupati Urban Development Authority, in their letters 4<sup>th</sup> to 6<sup>th</sup> read above, have proposed to enhance the rates of development charges, including those relating to residential, commercial, industrial, agricultural and recreational use. As there is enormous increase in the cost of infrastructure development since 1996, the Urban Development Authorities have to implement essential schemes like traffic improvement, construction of bridges and development of green belts, parks etc., from out of their own resources.

2. Government, after careful consideration, hereby revise the rates of development charges for all Urban Development Authorities in the State. Accordingly the following amendment is issued to the Urban Development Authority (Hyderabad) Rules, 1977 issued in G.O.Ms.No.215, HMA & UD (MA) Department, dated 1-4-1977.

3. The amount so collected by Urban Development Authorities shall be kept in a separate account by Vice-Chairman 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 utilize for administration and other maintenance.

4. 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.

5. The appended notification shall be published in the Extraordinary issue of the Andhra Pradesh Gazette dated **14-06-2007**.

6. The Commissioner of Printing, Stationary and Stores Purchase is requested to publish the notification in the next issue of the Andhra Pradesh Gazette and supply 2000 copies of the notification for placing them on the table of the House as required under sub-section(3) of section 58 of the Andhra Pradesh Urban Areas (Development) Act, 1975.

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

S.P.SINGH,  
PRINCIPAL SECRETARY TO GOVERNMENT

To  
The Commissioner, Printing Stationary and Stores Purchase, Hyderabad.  
The Vice-Chairman of Urban Development Authorities in the State. (TUDA)  
The Commissioner, Greater Municipal Corporation of Hyderabad, Hyderabad.  
The Commissioner, Vijayawada Municipal Corporation, Vijayawada.  
The Commissioner, Guntur Municipal Corporation, Guntur.  
The Commissioner, Visakhapatnam Municipal Corporation, Visakhapatnam.  
The Commissioner, Warangal Municipal Corporation, Warangal.  
The Commissioner of Tirupati, Tenali, Mangalagiri, Bheemunipatnam, Vizianagaram  
Municipalities.  
The Director of Town and Country Planning, Hyderabad.  
The Registrar, High Court of Andhra Pradesh, Hyderabad.  
The Pay and Accounts Officer, Hyderabad.  
The P.S. to Special Secretary to Chief Minister.  
The P.S. to Minister for Municipal Administration.  
The P.S. to Principal Secretary to Govt., MA&UD

//FORWARDED : : BY ORDER//

SECTION OFFICER

APPENDIX  
NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 58 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Andhra Pradesh Act No.1 of 1975). The Governor of Andhra Pradesh hereby makes the following amendment to the Urban Development Authority (Hyderabad) Rules, 1977, issued in G.O.Ms.No.215, Housing Municipal Administration and Urban Development Department, dated the 1<sup>st</sup> April, 1977 and published at pages 269-282 of the Rules Supplement to part-1 of Extraordinary issue of Andhra Pradesh Gazette dated the 21<sup>st</sup> April, 1977 as amended from time to time.

A M E N D M E N T

In rule 15 of the said rules, for the table, note and exemption under sub-rule (6), the following shall be substituted, namely:-

**TABLE-1**

RATES OF DEVELOPMENT CHARGES TO BE LEVIED UNDER SECTION 28 OF ANDHRA PRADESH URBAN AREAS (DEVELOPMENT) ACT, 1975 AND UNDER RULE 15(6) OF THE URBAN DEVELOPMENT AUTHORITY RULES, 1977 FOR HYDERABAD URBAN DEVELOPMENT AUTHORITY/BUDDHA POORNIMA PROJECT AUTHORITY/HYDERABAD AIRPORT DEVELOPMENT AUTHORITY/ CYBERABAD DEVELOPMENT AUTHORITY AREAS.

Rates in Rupees per Square Meter

FOR INSTITUTION OF USE FOR CHANGE OF USE	For Land			For Built up area		
	In erstwhile Municipal Corporation of Hyderabad area merged in Greater Hyderabad Municipal Corporation	In erstwhile 12 Municipalities merged in Greater Hyderabad Municipal Corporation	Other Municipalities & Gram Panchayats	Greater Hyderabad Municipal Corporation area	Outside Greater Hyderabad Municipal Corporation	
<b>I. INSTITUTION OF USE</b>						
a.	Vacant to Residential	75	75	40	100	50
B	Vacant to Commercial	100	100	50	125	60
c.	Vacant to Industrial	60	60	30	125	30
d.	Vacant to Miscellaneous	60	60	30	125	30
<b>II. CHANGE OF LAND USE</b>						
a.	Recreational to Residential	200	100	50	100	45
b.	Recreational to Commercial	225	150	60	100	60
c.	Recreational to Industrial	200	100	60	100	60
d.	Recreational to Miscellaneous	200	100	50	60	60
e.	Agricultural/Conservation or Green Belt to Residential	150	100	50	75	45
f.	Agricultural/Conservation or Green Belt to Commercial	200	100	60	100	60
g.	Agricultural/Conservation or Green Belt to Industrial	150	100	60	100	60
h.	Agricultural/Conservation or Green Belt to Miscellaneous	75	75	50	75	45
i.	Residential to Commercial	200	100	60	100	60
j.	Residential to Industrial	100	100	60	100	60
k.	Residential to Miscellaneous	100	100	60	100	60
l.	Commercial to Residential	75	75	50	75	45
m	Commercial to Industrial	100	100	50	100	45
n.	Commercial to Miscellaneous	75	75	50	60	45
o.	Industrial to Residential	75	75	50	60	45
p.	Industrial to Commercial	150	100	60	100	60
q.	Industrial to Miscellaneous	75	75	50	60	45
r.	Miscellaneous to Residential	75	75	50	60	45
s.	Miscellaneous to Commercial	150	100	60	100	60
t.	Miscellaneous to Industrial	100	100	60	100	60

TABLE-2

RATES OF DEVELOPMENT CHARGES TO BE LEVIED UNDER SECTION 28 OF ANDHRA PRADESH URBAN AREAS (DEVELOPMENT) ACT, 1975 AND UNDER RULE 15(6) OF THE URBAN DEVELOPMENT AUTHORITY RULES, 1977 FOR VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY/VIJAYAWADA, GUNTUR, TENALI, MANGALAGIRI URBAN DEVELOPMENT AREAS.

Rates in Rupees per Square Meter.

FOR INSTITUTION OF USE OR  CHANGE OF USE		Within Municipal Corporation/Municipality area				Outside Municipal Corporation/Municipality area.	
		Land		Built up area		Land	Built up area
		Visakhapatnam/ Vijayawada/ Guntur.	Other Municipalities	Visakhapatnam/ Vijayawada/ Guntur.	Other Municipalities		
<b>I. INSTITUTION OF USE</b>							
a.	Vacant to Residential	40	40	50	25	20	25
B	Vacant to Commercial	50	50	60	45	25	30
c.	Vacant to Industrial	30	30	60	40	20	30
d.	Vacant to Miscellaneous	30	30	60	30	15	15
<b>II. CHANGE OF LAND USE</b>							
a.	Recreational to Residential	125	60	60	60	35	25
b.	Recreational to Commercial	150	80	60	60	30	40
c.	Recreational to Industrial	125	60	60	60	30	40
d.	Recreational to Miscellaneous	125	60	30	30	30	40
e.	Agricultural/Conservation or Green Belt to Residential	100	60	60	60	30	30
f.	Agricultural/Conservation or Green Belt to Commercial	125	75	75	75	30	40
g.	Agricultural/Conservation or Green Belt to Industrial	100	60	75	75	30	40
h.	Agricultural/Conservation or Green Belt to Miscellaneous	40	40	40	40	25	25
i.	Residential to Commercial	125	75	75	75	30	40
j.	Residential to Industrial	60	60	60	60	30	40
k.	Residential to Miscellaneous	50	50	60	60	30	40
l.	Commercial to Residential	40	40	40	40	30	25
m	Commercial to Industrial	50	50	60	60	30	25
n.	Commercial to Miscellaneous	40	40	30	30	30	25
o.	Industrial to Residential	40	40	40	40	30	25
p.	Industrial to Commercial	80	60	60	60	40	40
q.	Industrial to Miscellaneous	40	40	40	40	30	25
r.	Miscellaneous to Residential	40	40	40	40	30	25
s.	Miscellaneous to Commercial	80	60	60	60	40	40
t.	Miscellaneous to Industrial	60	60	60	60	30	40

**TABLE-3**

**RATES OF DEVELOPMENT CHARGES TO BE LEVIED UNDER SECTION 28 OF ANDHRA PRADESH URBAN (DEVELOPMENT) ACT, 1975 AND UNDER RULE 15(6) OF THE URBAN DEVELOPMENT AUTHORITY RULES, 1977 FOR KAKATIYA URBAN DEVELOPMENT AUTHORITY / TIRUPATI URBAN DEVELOPMENT AUTHORITY/PUTTAPARTHY URBAN DEVELOPMENT AUTHORITY AREAS.**

Rates in Rupees per Square Meter.

Sl. No.	FOR INSTITUTION OF USE OR CHANGE OF USE	In Municipal Corporation/ Municipalities area		In Gram Panchayat areas.	
		Rs.	Built up area	Land	Built up area
<b>I</b>	<b>INSTITUTION OF USE</b>				
<b>a.</b>	Vacant to Residential	20	30	10	15
<b>b.</b>	Vacant to Commercial	25	40	15	30
<b>c.</b>	Vacant to Industrial	20	40	15	25
<b>d.</b>	Vacant to Miscellaneous	20	30	10	10
<b>II</b>	<b>CHANGE OF LAND USE</b>				
<b>a.</b>	Recreational to Residential	70	40	20	15
<b>b.</b>	Recreational to Commercial	75	45	20	30
<b>c.</b>	Recreational to Industrial	65	45	20	30
<b>d.</b>	Recreational to Miscellaneous	65	20	15	30
<b>e.</b>	Agricultural/Conversion or Green Belt to Residential	60	40	15	15
<b>f.</b>	Agricultural/Conversion or Green Belt to Commercial	75	45	20	30
<b>g.</b>	Agricultural/Conversion or Green Belt to Industrial	50	40	15	30
<b>h.</b>	Agricultural/Conversion or Green Belt to Miscellaneous	25	20	15	15
<b>i.</b>	Residential to Commercial	80	45	20	30
<b>j.</b>	Residential to Industrial	40	40	20	30
<b>k.</b>	Residential to Miscellaneous	30	40	20	30
<b>l.</b>	Commercial to Residential	20	25	15	20
<b>m.</b>	Commercial to Industrial	30	40	15	20
<b>n.</b>	Commercial to Miscellaneous	20	20	15	20
<b>o.</b>	Industrial to Residential	20	20	15	20
<b>p.</b>	Industrial to commercial	45	45	20	30
<b>q.</b>	Industrial to Miscellaneous	20	20	15	20
<b>r.</b>	Miscellaneous to residential	20	20	15	20
<b>s.</b>	Miscellaneous to Commercial	45	45	20	30
<b>t.</b>	Miscellaneous to Industrial	30	40	20	30

NOTE : In case of developments involving change of land use and institution of use (const) both the charges shall be payable separately.

**S.P.SINGH,  
PRINCIPAL SECRETARY TO GOVERNMENT.**

Sd/-  
SECTION OFFICER.

GOVERNMENT OF ANDHRA PRADESH  
ABSTRACT

TIRUPATI URBAN DEVELOPMENT AUTHORITY, TIRUPATI – Approval of Zonal Development plan for Tirupati Municipal limits and its vicinity areas –Sanctioned Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H2) DEPARTMENT

**G.O.Ms.No. 149 M.A.,**

**Dated : 21<sup>st</sup> March,2005**  
**Read the following:**

- 1) G.O.Ms.No.1123 M.A., Dt.13.10.1981
- 2) G.O. Ms. No. 173 M.A., Dt 01.5.2001
- 2) From the Vice-Chairman, Tirupait U.D.A., Lr.Rc.No.1198/G1/2001 dt. 31-10-2003 and 19-11-2004.

**ORDER**

As per the provisions section 6, 7 and 8 of Andhra Pradesh Urban Areas (Development) Act 1975, the Tirupati Urban Development Authority has prepared Draft Master Plan for Tirupati Urban Development Authority Region (TUDA Area) and published the draft Master plan in the local news papers calling for suggestions and objections from the public on 05-3-2003. After considering the objections and suggestions received from the public, Tirupati Urban development Authority has submitted the Master Plan to the Government for approval as per Section 9 of the Andhra Pradesh Urban Areas ( Development ) Act 1975.

The Zonal development Plan of the Tirupati municipal limits and its vicinity areas is prepared for 2021 AD and consists of Tirupati municipal limits , Tirupati (NMA) and 24 village settlements around, which are spread over an area of about 92.27 square Kms. In this region Tirupati is functioning as Municipality and its vicinity area is covered by sanctioned Master Plan vide G.O.Ms.No:1123 M.A., Dated : 13-10-81 which was prepared by the Director of Town and Country Planning under Andhra Pradesh Town Planning Act, 1929

The Government after careful consideration hereby approve the Zopnal Development plan for the Tirupati Town as detailed in the annexure to this order as per the provisions of section 9(1) of the Andhra Pradesh Urban Areas (Development) Act, 1975 subject to the following conditions.

- (i) For the purpose of natural growth of the existing rural settlements ( Villages ), residential development for natural growth of the existing Rural settlements (Villages) for this purpose residential development shall be permitted within a radius of 500 mts from the existing settlements ( except in special development zone, conservation zone and industrial zones ) for their natural expansion.
- (ii) The Authority should undertake extensive planting in areas specifically set apart in the Master Plan as conservation zones.

A copy of the Zonal Development plan, along with existing land use plan and zoning regulations as approved, are sent herewith to the Tirupati Urban Development Authority for taking further action under Section 10 of the Andhra Pradesh Urban Areas (Development) Act, 1975.

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

S.P.SINGH,  
SECRETARY TO GOVERNMENT.

**TO**

The Vice-Chairman, Tirupati Urban Development Authority, Tirupati  
The Commissioner, Tirupati Municipality, Tirupati, Chittoor District

Copy to

The Director of Town and Country Planning, Hyderabad  
The Director of Muncipal Administration, Hyderabad  
The District Collector, Chittoor  
SC/SF

Sd/-----  
Section Officer

**ANNEXURE**

**LIST OF VILLAGES COVERED BY THE ZONAL DEVELOPMENT PLAN OF TIRUPATI**

Sl. No.	Name of the District	Name of the Mandal	Name of the Settlement
(1)	(2)	(3)	(4)
1	Chittoor		<b>Tirupati (M)</b>
2	-do-	<b>Tirupati (Urban Mandal)</b>	Tirupati (NMA)
3	-do-	-do-	Akkarampalle
4	-do-	-do-	Thimminaidupalem
5	-do-	-do-	Mangalam
6	-do-	-do-	Chennayagunta
7	-do-	-do-	Settipalle
8	-do-	-do-	Konka Chennayyagunta
9	-do-	<b>Tirupati (Rural Mandal)</b>	Cherlopalle
10	-do-	-do-	Pudipatla
11	-do-	-do-	Kalur
12	-do-	-do-	Mallavaram
13	-do-	-do-	Paidipalle
14	-do-	-do-	Pathakalva
15	-do-	-do-	Gollapalle
16	-do-	-do-	Peruru
17	-do-	-do-	Thummlagunta
18	-do-	-do-	Chiguruwada North kandriga
19	-do-	-do-	Mallamgunta
20	-do-	-do-	Vedanthapuram
21	-do-	-do-	Avilala
22	-do-	-do-	Tiruchanoor
23	-do-	-do-	Daminedu
24	-do-	-do-	Yodimallavaram
25	-do-	-do-	Ramanujapalle
26	-do-	-do-	Chiguruwada South Kandriga

**S.P.SINGH**

**SECRETARY TO GOVERNMENT**

Section Officer

Sd/-----

GOVERNMENT OF ANDHRA PRADESH  
ABSTRACT  
TIRUPATI URBAN DEVELOPMENT AUTHORITY, TIRUPATI – Approval of Master plan for  
Tirupati Urban Development Authority Region –Sanctioned Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H2) DEPARTMENT

**G.O.Ms.No. 148 M.A.,**

**Dated : 21<sup>st</sup> March,2005**

**Read the following:**

- 1) G.O.Ms.No.1123 M.A., Dt.13.10.1981
- 2) G.O.Ms.No. 173 M.A., Dt 01.5.2001
- 2) From the Vice-Chairman, Tirupait U.D.A., Lr.Rc.No.1198/G1/2001  
dt. 31-10-2003 and 19-11-2004.

**ORDER**

As per the provisions section 6 and 8 of Andhra Pradesh Urban Areas (Development) Act 1975 ,

the Tirupati Urban Development Authority has prepared Draft Master Plan for Tirupati Urban Development Authority Region (TUDA Area) and published the draft Master plan in the local news papers calling for suggestions and objections from the public on 5-3-2003. After considering the objections and suggestions received from the public, Tirupati Urban development Authority has submitted the Master Plan to the Government for approval as per Section 9 of the Andhra Pradesh Urban Areas ( Development ) Act 1975.

The Master Plan of the Tirupati Urban Development Authority consists of 1 urban and 89 rural settlements, which are spread over an area of about 755.84 square Kms

The Government after careful consideration hereby approve the Master plan of the Tirupati Urban Development Authority region (TUDA area) as detailed in the annexure to this order as per the provisions of section 9(1) of the Andhra Pradesh Urban Areas (Development) Act, 1975 subject to the following conditions.

- (iii) For the purpose of natural growth of the existing rural settlements ( Villages ), residential development shall be permitted within a radius of 500 mts from the existing settlements ( except in special development zone, conservation zone and industrial zones ) for their natural expansion.
- (iv) The Authority should undertake extensive planting in areas specifically set apart in the Master Plan as conservation zones.

A copy of the Master plan, along with existing land use plan and zoning regulations as approved, are sent herewith to the Tirupati Urban Development Authority for taking further action under Section 10 of the Andhra Pradesh Urban Areas (Development) Act, 1975.

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

S.P.SINGH,  
SECRETARY TO GOVERNMENT.

**TO**

The Vice-Chairman, Tirupati Urban Development Authority, Tirupati  
The Commissioner, Tirupati Municipality, Tirupati, Chittoor District

Copy to

The Director of Town and Country Planning, Hyderabad  
The Director of Municipal Administration, Hyderabad  
The District Collector, Chittoor  
SC/SF

// Forwarded by order//

Sd/-----  
Section Officer



ANNEXURE  
(G.O.Ms.No.148 M.A., Dated : 21.03.2005)

(LIST OF VILLAGES COVERED BY THE MASTER PLAN OF TIRUPATI DEVELOPMENT AREA)

Sl. No.	District : Chittoor Name of the Mandal	Name of the Village
(1)	(3)	(4)
1	<b>CHANDRAGIRI</b>	Mungilipattu Kothapalle
2	-do-	Mamandur
3	-do-	lthepalle
4	-do-	Kondraddikandriga
5	-do-	Bheemavaram
6	-do-	Chinnaramapuram
7	-do-	Seshapuram
8	-do-	Pullaiahgaripalle
9	-do-	Arepalle
10	-do-	Nagapatla
11	-do-	Ramireddipalle
12	-do-	Narasingapuram
13	-do-	Reddivaripalle
14	-do-	Kotala
15	-do-	Agarala
16	-do-	Dornakambala
17	-do-	Chandragiri
18	-do-	Mittapalem
19.	-do-	Thondavada
20	-do-	Sanambatla
21	-do-	Chintagunta
22	<b>RENIGUNTA</b>	Venkatapuram
23	-do-	Annasamipalle
24	-do-	Balupalle
25	-do-	Mamandur
26	-do-	Karakambadi
27	-do-	Erragunta
28	-do-	Renigunta Agraharam
29	-do-	Krishnapuram
30	-do-	Srinivasaudasipuram
31	-do-	R.Mallavaram
32	-do-	Vedullacheruvu
33	-do-	Annagunta
34	-do-	Dharmapuram Kandriga
35	-do-	Kurukalva
36	-do-	Adusupalle
37	-do-	Nallapalem
38	-do-	Krihsnaiahkalva
39	-do-	Jeepalem
40	-do-	Kohtpalem
41	-do-	Elamandyam
42	-do-	Tataiahkalva
43	-do-	Tukivakkam
44	-do-	Kotramangalam
45	-do-	Sanjeevarayanipatteda
46	-do-	Thandlam
47	-do-	Erramareddy palem
48	-do-	Surappakasam
49	-do-	Gajulamandyam
50	-do-	Athur
51	-do-	Molagamudi
52	-do-	Ammavaripatteda

53.	<b>TIRUPATI RURAL</b>	Kalur
54	-do-	Durgasamudram
55	-do-	Kupuchandrapeta
56	-do-	Chiguruwada south kandriga
57	-do-	Gollapalle
58	-do-	Pathakalva
59	-do-	Padipalle
60	-do-	C.Mallavaram
61	-do-	Pudipatla
62	-do-	Cherlopalle
63	-do-	Peruru
64	-do-	Thummlagunta
65	-do-	Chiguruwada Upparu kandriga
66	-do-	Mallamgunta
67	-do-	Vedanthapuram
68	-do-	Ramanujapalle
69	-do-	Avilala
70	-do-	Tiruchanoor
71	-do-	Damedu
72	-do-	Yogimallavaram
73	-do-	Thanapalle
74	-do-	Kuntrapakam
75	-do-	Vemuru
76	-do-	Panakam
77	-do-	Bramhanapattu
78	-do-	Mundlapudi
79	-do-	Nallamanikalva
80	-do-	Kotturu
81	-do-	Padi
82	<b>TIRUPATI URBAN</b>	Tirupati NMA
83	-do-	Akkarampalle
84	-do-	Konkachenniahgunta
85	-do-	Thimminaidupalem
86	-do-	Mangalam
87	-do-	Chennaiahgunta
88	-do-	Settipalle
89	-do-	Tirumala
90		Tirupati Municipal limits

S.P.SINGH  
SECRETARY TO GOVERNMENT