

GOVERNMENT OF TELANGANA
ABSTRACT

Municipal Administration & Urban Development Department - Telangana
Town Planning Act, 1920 - Revision of Rates of Development Charges -
Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.Ms.No.226

Dated:30.08.2016.

Read:-

G.O.Ms.No.158, M.A. & U.D. Department, dated 22.03.1996

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ORDER:

Whereas, in the G.O. read above Government have issued orders specifying the rates of development charges to be levied by Urban Local Bodies (other than UDA Areas) under section 18A,18B of Telangana Town Planning Act, 1920 duly amending the Rule 51 of the Telangana Town Planning Rules ,1920.

2. And whereas, it has come to the notice of the Government that Urban Local Bodies are utilizing the development charges to implement essential projects like Construction of Bridges, Protection of Lakes, Development of Green belts, Formation of Master Plan Roads, Parks and various other projects in the interest of planned urban growth and the costs of providing infrastructure and other services have gone up substantially whereas, development charges have not been revised since 1996.

3. In the circumstances read above, Government after careful examination of the matter have decided to revise the rates of development charges to be levied by Urban Local Bodies (other than UDAs).

4. These rates of development charges are applicable to (i) all pending cases where the final orders have not been issued by the State Government in respect of cases pertaining to change of land use and (ii) in respect of development permissions where amount of development charges payable has not been communicated by Director of Town and Country Planning /Municipality/Grampanchayath as on the date of issue of these orders.

5. Accordingly following notification shall be published in the Extra Ordinary issue of the Telangana Gazette Dated:07.09.2016 and shall come into force from the date of Notification.

6. The Commissioner of Printing, Stationary and Stores Purchase is requested to publish the notification in the next issue of the Telangana Gazette and supply 100 copies of the notification.

Notification

In exercise of powers conferred by Section 44 of the Telangana Town Planning Act ,1920 the Governor of Telangana hereby makes the following amendment to Rule 51-A of the Telangana Town Planning Rules ,1920.

Amendment

In Rule 51-A of Telangana Town Planning Rules,1920 in sub-rule(3) for the Table there under the following shall be substituted namely:-

TABLE

RATES OF DEVELOPMENT CHARGES TO BE LEVIED UNDER SECTION 18A, 18B OF TELANGANA TOWN PLANNING ACT 1920 AND RULE 51A OF THE RULES ISSUED UNDER THE SAID ACT (OTHER THAN UDA AREAS)

FOR INSTITUTION OF USE OR CHANGE OF USE	Municipal Corporations / Selection Grade and Special Grade Municipalities					I, II and III Grade Municipalities and Nagar Panchayats			
	Inside Municipal Limits			Outside Municipal Limits		Inside Municipal Limits		Outside Municipal Limits	
	Land		Built up area	Land	Built up area	Land	Built up area	Land	Built up area
	Mpl. Corp.	Selection / Spl. Grade Mplts							
(Rs./Sq.mts.)			(Rs./Sq.mts.)		(Rs./Sq.mts.)		(Rs./Sq.mts.)		
I. INSTIUTION OF USE									
a. Vacant to Residential	10	10	18	3	10	7	20	2	6
b. Vacant to Commercial	16	16	30	12	30	12	30	8	20
c. Vacant to Industrial	16	16	45	16	30	12	45	8	30
d. Vacant to Miscellaneous	16	16	18	5	15	10	30	3	10
II. CHANGE OF LAND USE									
a. Recreational to Residential	90	90	18	6	12	12	20	3	5
b. Recreational to Commercial	135	135	25	20	25	20	25	12	15
c. Recreational to Industrial	90	60	25	12	25	12	25	8	15
d. Recreational to Miscellaneous	90	90	18	5	12	10	15	3	5
e. Agricultural / Conservation or Green Belt to Residential	60	60	25	6	15	12	20	3	6
f. Agricultural / Conservation or Green Belt to Commercial	65	65	30	20	30	20	30	12	20
g. Agricultural / Conservation or Green Belt to Industrial	60	50	25	21	25	15	20	10	20
h. Agricultural / Conservation or Green Belt to Miscellaneous	160	120	25	12	15	14	15	4	12
i. Residential to Commercial	65	65	25	20	25	20	30	15	15
j. Residential to Industrial	90	40	25	12	25	12	25	8	15
k. Residential to Miscellaneous	90	65	18	5	8	12	15	4	12
l. Commercial to Residential	100	80	17	6	10	12	15	4	6
m. Commercial to Industrial	90	40	15	4	10	6	15	3	6
n. Commercial to Miscellaneous	20	20	30	12	20	14	20	8	20
o. Industrial to Residential	25	24	40	9	15	18	40	6	10
p. Industrial to Commercial	13	13	13	20	15	10	15	7	12
q. Industrial to Miscellaneous	16	16	20	6	15	12	15	4	6
r. Miscellaneous to Residential	16	16	20	6	10	12	15	4	6
s. Miscellaneous to Commercial	13	13	13	20	10	10	15	3	6
t. Miscellaneous to Industrial	24	16	25	12	25	12	25	8	15

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

M.G.GOPAL
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Director of Town & Country Planning Hyderabad.
The Commissioner & Director of Municipal Administration, Telangana
The Vice Chairmen & Managing Director, Telangana State Industrial Infrastructure Corporation.
The Panchayath Raj & Rural Development Department,
Telangana Secretariat
The Commissioner, Panchayath Raj Department
The Pay & Accounts Officer, Hyderabad.
All District Collectors.

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Copy to:

The P.S. to Principal Secretary to C.M.


The Officer on Special Duty to M (MA).

The P.S. to Special Chief Secretary to Govt, MA&UD Department.

The Law (C) Department.

Sf /Sc.

// FORWARDED :: BY ORDER //


SECTION OFFICER