

## GREATER HYDERABAD MUNICIPAL CORPORATION

### SCHEDULE OF TOWN PLANNING CHARGES & FEES

#### Item No.16 of Agenda No.21

**Resolution No.416, Dated:30.6.2008 of the Standing Committee, GHMC – Town Planning Section (HO) – Building Permit Fee & others Charges – Schedule of Rates – Rationalization of rates (Town Planning Charges & Fees) in the entire GHMC Area – Proposals submitted for Revision – Approval – Requested.**

**RESOLUTION NO.94  
DATED:30.06.2008**

The Resolution No.416, dated:30.6.2008 of the Standing Committee, GHMC is considered.

The Corporation accorded approval **for rationalizing the schedule of rates to have uniform rates (Town Planning charges & Fees) in the entire GHMC area** and also to **enhance the rates** reasonably as the rates prevailing in erstwhile MCH area / erstwhile surrounding municipalities were lastly revised during 1994-2003. These rates are applicable to the entire GHMC area with effect from 01.07.2008 as detailed in the statement and annexure appended below:

<b>SCHEDULE OF TOWN PLANNING CHARGES &amp; FEES WITH EFFECT FROM 01-07-2008</b>					
S. No.	Section / HMC Act 1955 / Rules	Category	Proposed Rs. Per Sq.mt.	Unit	Minimum Amount
1	2	3	4	6	7
1	388 & Layout Rules 1965	<b>Permission to obtain Layout / Sub-division of Site / Plot</b> i Residential ii Non-Residential iii Open spaces contribution charges: Un-authorized layouts / sub-division cost of 14% total plot area	 15 20 Prevailing Registration Value	 1 sq mt. 1 sq mt. 1 Sq mt.	 5000 7500 As per Prevailing Rules
2	388 & Layout Rules 1965	i <b>Betterment Charges for Internal Amenities / Works for site / Plot area</b> ii <b>External Betterment Charges (for Arterial roads, Lung spaces, other city wide amenities)</b> A. <b>Residential Buildings</b> i Other Areas ii B'Hills & J'Hills B. <b>Commercial / Institutional / Industrial / Cinema Hall / Function Hall / Other Buildings</b> i Other Areas ii B'Hills & J'Hills	   125 175  175 225	   1 Sq mt. of Site Area  1 Sq mt. of Site Area	   As per Prevailing Rules  As per Prevailing Rules

3	428 to 433 & Building Bye Laws 1981		<b>Permission to Construct or Reconstruct or Additions or Alterations</b>			
		<b>A. Residential Building</b>				
		i	upto 200 Sq.Mt of plot area	<b>10</b>	1 Sq.mt of Built Up Area	As per Prevailing Rules
		ii	from 201 to 500Sq Mt. of Plot area	<b>50</b>		
		iii	from 501 to 750Sq Mt. of Plot area	<b>70</b>		
		iv	above 750 Sq Mt. Plot Area	<b>80</b>		
		v	High- rise Building	<b>100</b>		
		<b>B. Commercial / Institutional / Industrial / Cinema Hall / Function Hall / Other Buildings</b>				
		i	upto 200 Sq.Mt of plot area	<b>50</b>	1Sq.mt of Built Up Area	As per Prevailing Rules
		ii	from 201 to 500Sq Mt. of Plot area	<b>90</b>		
		iii	from 501 to 750Sq Mt. of Plot area	<b>100</b>		
		iv	above 750 Sq Mt. Plot Area	<b>120</b>		
		v	High- rise Building	<b>150</b>		
		<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.		
		ii	Other than religious structures for Residential / Commercial / Other uses.	Rates as prescribed for the respective uses.		
		<b>D. Other Buildings</b>				
		i	Charitable Buildings on submission of Income Tax Returns	A. 50% of Building Permit Fee to be paid. B. All other charges as per schedule of rates as per uses have to be paid in full.		
		ii	Petrol Pump Service Station / Canopy / Cabins / Weighing Bridge, etc.,	6% of Construction Cost		
		iii	Construction / Establishment of Exhibition Grounds, Fair, Circus, Industrial / Handicrafts / Handlooms Exhibition / Govt. Sponsored Exhibition.	<b>10</b>	1 Sq mt. (Site Area)	As per Prevailing Rules
		iv	Opening of Gate, Window, Ventilators, Opening of Door, Replacement of Shutter etc.	<b>250</b>	Each Opening	As per Prevailing Rules
v	Construction of Compound / Boundary Wall	<b>20</b>	1 Rmt	As per Prevailing Rules		
4	444 (a)	<b>A. Betterment charges for Builtup area (for internal amenities)</b>				
		<b>B. External Betterment charges for Built up area (External-City-wide-amenities)</b>				
		i	Individual Residential Building/Prayer Hall	<b>100</b>	1 Sq mt.	As per Prevailing Rules
		ii	Group Housing / High rise Building	<b>150</b>	1 Sq mt.	
		iii	Commercial / Institutional / Industrial / Other Buildings (Non High Rise)	<b>175</b>	1 Sq mt.	
iv	Commercial / Institutional / Industrial / Other Buildings (High Rise)	<b>225</b>	1 Sq mt.			

5	G.O.Ms No.439 MA & UD dt:13/06/2007		<b>Development Charges</b>	As prescribed by the Government from time to time		
6	G.O.Ms No.766 MA & UD dt:18/10/2007		<b>Impact Fee</b>	As prescribed by the Government from time to time		
7	G.O.Ms No.86 MA & UD dt:03/03/2006 (Under rule17)		<b>City Level Infrastructure Impact Fee</b>	As prescribed by the Government from time to time		
8	G.O.Ms No.86 MA & UD dt 03/03/2006 (Under rule16)		<b>Special Fees &amp; Other Provisions</b>	As prescribed by the Government from time to time		
9	Serelingampalli Circle (CDA area)		<b>Value Addition Charges in CDA Area.</b>	310 (2008)	1 sq.mt	As per Prevailing Rules
10			<b>Rain Water Harvesting Charges</b>			
			All categories of Buildings	8	1 sq.mt of builtup area	As per Prevailing Rules
11	Vacant Land Tax as per Registration Value in Sale Deeds. G.O.Ms No. 538 MA dt:29/10/2001		<b>Vacant Land Tax</b>	0.50 % on prevailing Registration value + Library Cess @ 8% on Vacant Land Tax		
12	440	i	<b>Compounding Fee</b>			
			Compounding fee for Violation of Building Regulations within the competence / for Starting the construction before permission (if necessary ) is released	As fixed by the Govt. From time to time ( Under Schedules "U" & "V" of HMC Act 1955)		
13	399		<b>Unobjectionable Sunshades, Balconies, Canopy, Steps, etc. Projecting into Street Margins (For one Year)</b>			
			i For Temporary Structure	150	1 Sq mt	
			ii For Permanent Structure	300	1 Sq mt	
14			<b>Demolition Expenses</b>			
			i In respect of Un- Authorised Construction	2500 per sq. mt. of demolished area or Actual expenses incurred		
			ii Removal of Dilapidated Structure	Demolition Cost & Admin. Expenses as determined by Commissioner		

15	Bye laws relating to the Grant of Certified Copies or Extracts from Mpl. Records	<b>Issue of Certified Copies of Sanctioned Building Plans / Sanctioned Layout Plans</b>			
		i	Up to 2 acres extent	600	Per Copy
		ii	For every one additional acre of land	150	Per Copy
		iii	Building Plan Upto 100 Sq.m of Plinth area.	500	Per Copy
		iv	For every Additional 100 Sq.m of Plinth Area.	150	Per Copy
16	Sec 586 of HMC Act 1955 & Building Bye Laws, 1981 and as per G.O. Ms.No. 86 MA dt: 03.03.06	<b>Licence Fee</b>			
		i	Architects / Engineers / Structural Engineers / Town Planners / Real Estate Companies /Developers / Builders	10000	5 years
		ii	Surveyors	7500	5 years
17		<b>Postage &amp; Advertisement Charges</b>			
		i	Individual Residential Buildings	100	Each case
		ii	Group Housing / Commercial Buildings and etc	2000	Each Case
		iii	High Rise Building	5000	Each case

**Annexure to Schedule of Fees & Charges**

- The 2% of Building Permit Fee / Licence Fee shall be paid along with the Building Application subject to a Maximum of Rs. 10,000/- as initial fees. The balance building Permit / Licence fee together with other fees and Charges shall be levied and collected before the issue of permission / sanction. In case of rejection of the application, the above initial fees would be forfeited.
- Construction / Erection / Additions / Alternations of buildings, the fees chargeable shall be as the same for erection of new buildings as stated under Sl. No. 3 of Schedule.
- For additions and alterations in the existing building, the fees shall be chargeable on the proposed added portions only.
- No permit fee shall be chargeable for re-submission of revised plan by the party within six months where area does not exceed the area of previous sanctioned plan. In case where revised plans are submitted after the expiry of six months and within one year 50 per cent of original permit fee shall be chargeable. If submitted after one year fresh building permit fee under Sl. No. 3 of the schedule of rates shall be collected.
- In case of additions and alterations of buildings if the use of the sanctioned building is also changed, then the chargeable fees shall be calculated on the use proposed under Sl. No. 3 of Schedule.
- In case of basement / Cellar / Sub-cellar / Stilt meant for parking no charges under Sl. No. 3 of the schedule shall be collected as per GO Ms. No. 86 MA dt: 03.03.2006.
- In the case of buildings with principal and subsidiary occupancies in which the fees leviable are different then the fees for the total Building shall be calculated as per the rates for respective occupancies as given under Sl. No. 3 of Schedule.
- The Building Permit Fee for religious building proposed for prayer halls including Staircase, Balconies, Corridors, Toilets are exempted under Sl.No. 3 C (i) of Schedules, where as the Building Permit Fee for other uses shall be collected under Sl. No. 3 C (ii) of Schedule.
- If the building application is exclusively for Bore-well / Shutters / Doors / Windows / Ventilators / Gates the Building Permit Fee / Licence Fee shall be collected as prescribed under Sl. No. 3 D (iv) of Schedule. And the same need not be collected for regular building application.
- The Betterment Charges, External Betterment Charges, Sub-Division Charges and Open Space Contribution Charges on Plot area shall be collected where the sites are not covered by Approved Layouts / Approved Sub-Divisions and previous Sanctioned Plan as prescribed under Sl. No. 1 & 2 of Schedule.
- The Betterment Charges, External Betterment Charges on Built up area shall be collected in all cases as prescribed under Sl. No. 4 of Schedule.

**Sd/-  
Special Officer,  
GHMC**



