

PHONE: 08645-295969
EMAIL: dtcp.ap@gmail.com

**O/o Director of Town and
Country Planning, Govt. of A.P
MGM Capital, Mangalagiri**

Circular Memo No.17/436/2019-Plg, dt: -02-2020

Sub:- O/o DT&CP, A.P, Mangalagiri - MA&UD Dept.- Levy and Collection of change of land use charges in Urban Local Bodies and Urban Development Authorities of the State – Guidelines issued - Reg.

Ref: 1.G.O Ms.No.102, MA&UD Dept, Dt:12-02-2020
2.Circular Memo No.17/436/2019-Plg, Dt:18-02-2020 of O/o DT&CP

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In the reference 1st cited, Government have issued orders for levy and collection of Change of Land use charges in Urban Local Bodies and Urban Development Authorities in the State and same was forwarded to all Local bodies /Development Authorities/ RDDTPs/DTCPs vide reference 2nd cited.

In this regard following guidelines are issued with regard to collection of Change of Land Use Charges.

1. Change of Land Use charges shall be levied @1% of basic market value of Registration Department (Non-Agricultural Value) (or) minimum of Rs.5 per Sq.Mts whichever is higher on net site area.
2. Wherever there is an existing building in the site the applicant shall pay @ 1% basic market value of Registration Department meant for total built-up area within the proposed CLU site in addition to CLU charges levied to the site as per Sl.No.1 above.
3. As the Change of Land Use is applicable only for the sites which are fit for layout development or building constructions, the Change of land use charges shall be levied only on the basic market value (Non agricultural) as per Registration Department.
4. The basic market value of the land shall be taken into consideration as on the date of payment of change of land use charges which shall be paid within 10 days from the intimation to the concerned from the local body / Development Authority.
5. In case non agricultural land value is not available in terms of "house sites" or "land fit for Residential use" for the said Sy.Nos/sites in IGRS website, then basic market value for non agricultural in respective village shall be taken into consideration for calculation of CLU charges.

