

MUNICIPAL CORPORATION

NOTIFICATION

(Revised Schedule of Town Planning Fee & Charges issued U/s 622 (2) of Hyderabad Municipal Corporation Act, 1955)

No. _____ /2013

Dt. _____ - 2013

It is hereby notified that in supersession of all the previous notifications, the Municipal Corporation..... in its Resolution No. _____ Dt: _____ -2013 approved Revised Building Permit Fee and other charges as shown below. These rates are applicable to entire Municipal Corporation Area and come into force with effect from _____ - 2013.

REVISED SCHEDULE OF TOWN PLANNING FEE AND CHARGES					
Sl. No	Section in HMC Act 1955	Category		Unit of Assessment	Proposed Rates Rs.
1	2	3		4	5
I	LAYOUT/ BUILDING PERMIT FEE & CHARGES :				
1		CONVERSION CHARGES			
		a.	Residential use	1 sq.mt of site area	15
		b.	Non Residential uses	1 sq.mt of site area	20
2	388	APPROVAL OF LAYOUTS : Layout approval fee or Scrutiny fee		per Hectare or part of	25000
3	388	APPROVAL OF SITE : Approval of any individual site for the construction building (not included in sanctioned layout) abutting to any existing Road			
		a.	SITE APPROVAL / SUB DIVISION OF PLOT	1 sq.mt of site area	20
		b.	OPEN SPACE CONTRIBUTION CHARGES	14% on Land value as per prevailing Registration value	
		c.	BETTERMENT CHARGES		
		(i)	Residential	1 sq.mt of site area	125
		(ii)	Non Residential	1 sq.mt of site area	150
	463-A	d.	EXTERNAL BETTERMENT CHARGES	30% of Betterment charges	
4	428 to433	BUILDING PERMIT FEE: Permission to construct or Reconstruct or Additions or			

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1	2	3	4	5
		Alterations		
		A Residential Buildings		
		(i) Up to 200 sq.mts of plot area	1 sq.mt of Built up area	15
		(ii) Above 200 sq.mts and upto 500 sq.mts of plot area	1 sq.mt of Built up area	30
		(iii) Above 500 sq.mts	1 sq.mt of Built up area	75
		(v) High Rise Buildings	1 sq.mt of Built up area	100
		B Non Residential Buildings: Commercial / Institutional/ Industrial/ Cinema Halls/ Function Halls etc.,		
		(i) Up to 200 sq.mts of plot area	1 sq.mt of Built up area	35
		(ii) Above 200 sq.mts and upto 500 sq.mts of plot area	1 sq.mt of Built up area	70
		(iii) Above 500 sq.mts	1 sq.mt of Built up area	120
		(iv) High Rise Buildings	1 sq.mt of Built up area	150
		C Religious Buildings		
		(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 in the premises.	Rates as prescribed for the respective uses.	
		D Telecommunication Infrastructure Tower [Ground Based Tower (GBT) / Roof Top Tower (RTT) / Roof Top Poles (RTP) / Cell Towers (CT)]	* As prescribed by the Government from time to time	
		E Petrol & Gas Filling Stations/ Weigh Bridges/ Service Stations / LPG Godowns	Rs. 120-00 per 1 sq.mt of Built up area, subject to a Minimum Amount of	

Sl. No	Section in HMC Act 1955	Category		Unit of Assessment	Proposed Rates Rs.
1	2	3		4	5
				Rs. 40,000-00 per proposal	
		F	Exhibitions, Fairs, Circus etc.,	1 sq.mt of site area per month or part thereof	20
		G	Construction / Erection or Reconstructions of Hut for Residential use.	1 sq.mt of Built up area	10
		H	Permit for openings: Opening of Gate, Door, Window, Ventilators, Replacement of Rolling Shutter etc.	Each	250
		I	Compound / Boundary Wall	1 Rmt	30
		J	Well / Septic Tanks/ WC/ Bath/ Staircase		250
5	18-A, APTP Act	Development Charges		* As prescribed by the Government from time to time	
6		City/Town Level Infrastructure Impact Fee		* As prescribed by the Government from time to time.	
7		Shelter Fee		* As prescribed by the Government from time to time.	
8	428 to 433	a.	Building Permit fee in case of resubmission of revised plans by the applicant within six months from the date of sanction of the plan and without increase in the built up area & site area of sanctioned plan	* Nil	
		b.	Building Permit fee in case of resubmission of revised plans by the applicant after six months and within one year from the date of sanction of the plan and without increase in the built up area & site area of sanctioned plan.	* 50% of Building Permit Fee as stipulated in Sl.No.4	
		c.	Building Permit fee in case of resubmission of revised plans by the applicant after one year from the date of sanction of the plan and without increase in the built up area & site area of sanctioned plan.	* Fresh Building Permit Fee as per Sl.No.4 of Schedule of Rates	
		d.	After lapse of the validity period of the permission.	* Fresh Building Permit Fee as per Sl.No.4 of Schedule of Rates.	
9		Issue of Certified Copies of Sanctioned Building Plans/ Sanctioned Layout Plans etc.,			
		(i)	Approved Building Plan		
		a.	Upto 500 Sq mts of permitted floor area	Per copy of	500

Sl. No	Section in HMC Act 1955	Category	Unit of Assessment	Proposed Rates Rs.
1	2	3	4	5
			each plan	
		b. Above 500 Sq mts for every additional 100 Sq mts of permitted floor area	Per copy	100
		(ii) Sanctioned Layout Plan		
		a. Up to 1 Hectare of site area	Per copy	500
		b. Over 1 Hectare for every additional 1 Hectare of site area.	Per copy	100
		(iii) Town Map Copy	Per copy	1000
		(iv) Master Plan / ZDP/ICRA Plan Copy	Per copy	1000
		(v) DTP Scheme Plan Copy	Per copy	1000
		(vi) Survey No. or T.S. No. or Field No. Plan/ Town Map/ Master Plan/ ZDP Extracts.	Per copy	500
		(vii) Fixing of Boundary Stones	Per one F Line	1500
10	430&436	A	For Licensing of Surveyors / Engineers/ Architects/ Town Planners (Note: Architects registered with the Council of Architecture need not pay Security Deposit and Licence fee)	
		(i)	Security Deposit	At the time of First Registration 10000
		(ii)	License Fee	Per annum 10000
		B	For Licensing of Real Estate Companies/ Developers / Builders	
		(i)	Security Deposit	At the time of First Registration 20000
		(ii)	License Fee	Per annum 20000
11		Others		
		A	Rain Water Harvesting Charges (Deposit): All categories of Buildings	1 sq.mt of site area 25
		B	Postage/ Advertisement Charges	

Sl. No	Section in HMC Act 1955	Category		Unit of Assessment	Proposed Rates Rs.
1	2	3		4	5
		(i)	Individual Residential Buildings	Per each Application	200
		(ii)	Commercial / Other Buildings	Per each Application	1000
		(iii)	Group Housing /High Rise Buildings	Per Each Application	2500
II	ENCROACHMENT FEE :				
12		For granting licence for construction of Building with in street alignment or Building line per Annum.		1 Sq. mt	250
13	400	For granting licence for any door, gate bar of ground floor window to open outward upon any street per annum.		1 Rmt.	500
14	399	Grant of Licence to owner or occupier of any premises to put up Varandha, Eves weather frames, Balconies, Sunshades and the like over the street per Annum.		1 Sq. mt	250
15	401	Grant of Licence to construct any step or drain covering necessary to access to the premises per Annum.		1 Sq. mt	250
16	401	Grant of Licence for temporary erection of pandals and other structures in a street or public place per one week.		10 Sq. mt or part	100
17	401to 403	Leasing of road sides and street margins vested in the council for occupation for temporary purpose per one month.			
		a.	Bunks, Temporary sheds, Stalls, shops, pials etc., for commercial use.	1 Sq. mt	250
		b.	For erection of Advertisement Hoardings/ Boards (on the size of the Board).	10 Sq. mt or part	200
18	413	For grant of licence to make hole or obstruction in any street per one week.		per each	200
19	413(c) & 417	For grant of licence for storing building materials including scaffolding and for depositing waste material/ Debris Removal Charges per once.			
		(i)	Up to 200 sq.mts of plot area	Per each Application	2500

Sl. No	Section in HMC Act 1955	Category		Unit of Assessment	Proposed Rates Rs.
1	2	3		4	5
		(ii)	Above 200 sq.mts to 500 sq.mts of plot area	Do	3000
		(iii)	Above 500 sq.mts	Do	3500
		(v)	High Rise Buildings	Do	4000

Annexure to Schedule of Fee & Charges

1. 2% of Building Permit Fee / License Fee shall be paid along with the Building Application subject to a maximum of Rs. 10,000/- as initial fees. The balance building permit / license 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.
2. For Addition / Alterations of buildings, the fees chargeable shall be on the added portion only as the same for erection of new buildings as stated under Sl. No. 4 of Schedule.
3. In case of additions and alterations of buildings, if the use of the sanctioned building is also changed in conformity with the Master Plan and Zoning Regulations, then the chargeable fee shall be calculated on the use proposed under Sl. No.4 of the schedule.
4. In case of basement / cellar / sub-cellar / stilt meant for parking no charges under Sl. No. 4 of the schedule shall be collected.
5. In the case of buildings with principal and subsidiary permissible occupancies in which the fee 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. 4 of schedule.
6. The Building Permit Fee for religious buildings proposed for prayer halls including staircase, balconies, corridors, toilets are exempted under Sl. No. 4 C (i) of schedules, whereas the Building Permit Fee for other uses shall be collected under Sl. No. 4 C (ii) of schedule.
7. If the building application is exclusively for Bore-well / Shutters / Doors / Windows / Ventilators / Gates/ Well/ Septic Tank/ WC/ Bath/ Staircase, the building permit fee / license fee shall be collected as prescribed under Sl. No. 4 H, I & J of schedule and the same need not be collected along with the regular building application.
8. The Betterment Charges, Site Approval Charges, Sub-Division Charges and Open Space Contribution Charges on Plot area shall be collected where the sites are abutting to public road and not covered by Approved Layouts / Approved Sub-Divisions and not having previously Sanctioned plan as prescribed under Sl. No. 1 & 3 of schedule.

Commissioner
..... **Municipal Corporation**