

GOVERNMENT OF TELANGANA  
ABSTRACT

Municipal Administration & Urban Development Department - Hyderabad  
Metropolitan Development Authority (HMDA) Area- Revision of Rates of  
Development Charges - Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I) DEPARTMENT

G.O.Ms.No.223

Dated:30.08.2016.  
Read the following:-

1. G.O.Ms.No.51, M.A.& U.D. Department, dated 05.02.1996.
2. G.O.Ms.No.439, M.A.& U.D. Department, dated 13.06.2007
3. G.O.Ms.No.570, M.A.& U.D. Department, dated 25.08.2008.
4. G.O.Ms.No.571, M.A.& U.D. Department, dated 25.08.2008.
5. G.O.Ms.No.572, M.A.& U.D. Department, dated 25.08.2008.
6. From M.C., Lr.No.9966/MP/Plg/H/2004 (part) dated.03.08.2016.

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ORDER:

Whereas, in the G.O. 1<sup>st</sup> read above Government have issued orders specifying the rates of development charges to be levied by Urban Development Authorities (which includes Hyderabad Urban Development Authority, Hyderabad Airport Development Authority, Cyberabad Development Authority, Buddha Poonima Project Authority) under section 28 of Telangana Urban Areas (Development) Act, 1975 duly amending Rule 15(6) of the Urban Development Authority (Hyderabad) Rules, 1977. Later in the G.O. 2<sup>nd</sup> read above, the rates of development charges were enhanced.

2. And whereas, Hyderabad Metropolitan Development Authority Act, 2008 came into force with effect from 24.08.2008 and in the G.Os. 3<sup>rd</sup> & 4<sup>th</sup> read above, orders were issued declaring the Hyderabad Metropolitan Region covering Greater Hyderabad Municipal Corporation Area, Sanga Reddy Municipality, Bhuvanagiri Municipality and 849 villages which were hitherto part of Hyderabad Urban Development Authority and constituting the Hyderabad Metropolitan development Authority. In pursuance of the same in the G.O. 5<sup>th</sup> read above orders were issued dissolving Hyderabad Urban Development Authority, Hyderabad Airport Development Authority, Cyberabad Development Authority, Buddha Poonima Project Authority and vesting all assets and liabilities in the Hyderabad Metropolitan Development Authority.

3. And whereas, in the reference 6<sup>th</sup> read above Metropolitan Commissioner, Hyderabad Metropolitan Development Authority(HMDA) has brought to the notice of the Government that Hyderabad Metropolitan Development Authority (HMDA) is 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 2007 and submitted a proposal to Government for enhancement of rates of development charges.

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4. Government, after careful consideration of the matter and in exercise of the powers conferred under Section 56(2)(x) of Hyderabad Metropolitan Development Authority (HMDA) Act 2008 read with Section 45(1) of the said Act have approved the proposal sent by Metropolitan Commissioner, Hyderabad Metropolitan Development Authority and hereby specify the rates of development charges to be levied in Hyderabad Metropolitan Development Authority Area. 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 HMDA/GHMC/Municipality/Grampanchayat as on the date of issue of these orders. Further orders issued in G.O.Ms.No.275, dated:12.07.2012 to levy 75% of the development charges in extended area of erstwhile Hyderabad Urban Development Authority(HUDA)/ Hyderabad Airport Development Authority (HADA) jurisdiction are hereby withdrawn for the reasons that these areas were added in Hyderabad Metropolitan Development Authority (HMDA) jurisdiction several years ago.

5. Accordingly, the following notification is issued and the same 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 under sub-section (2) of Section 56 of Hyderabad Metropolitan Development Authority (HMDA) Act 2008 read with Section 45(1) of said Act, the Governor of Telangana hereby specify the following rates of development charges to be levied in Hyderabad Metropolitan Development Authority Area.

#### RATES OF DEVELOPMENT CHARGES TO BE LEVIED UNDER SECTION 45(1) OF HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY ACT 2008 IN HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY (HMDA) AREA

(Rates in Rupees per Square Meter)

For institution of use or change of use	For land		For Built up area	
	Greater Hyderabad Municipal Corporation Area	Other Municipalities & Gram Panchayats in HMDA Area (other than GHMC)	Greater Hyderabad Municipal Corporation Area	Other Municipalities & Gram Panchayats in HMDA Area (other than GHMC)
<b>I. INSTITUTION OF USE</b>				
a. Vacant to Residential	125	80	125	100
b. Vacant to Commercial	125	100	125	120
c. Vacant to Industrial	125	60	125	100
d. Vacant to Miscellaneous	120	100	125	100
<b>II. CHANGE OF LAND USE</b>				
a. Recreational to Residential	250	150	125	75
b. Recreational to Commercial	300	200	125	100
c. Recreational to Industrial	300	120	125	100
d. Recreational to Miscellaneous	250	150	125	100
e. Agricultural / Conservation or Green Belt to Residential	250	150	125	100
f. Agricultural / Conservation or Green Belt to Commercial	300	200	125	125

B.	Agricultural / Conservation or Green Belt to Industrial	300	150	125	100
h	Agricultural / Conservation or Green Belt to Miscellaneous	300	200	125	100
i.	Residential to Commercial	300	200	125	100
j.	Residential to Industrial	300	120	125	100
k.	Residential to Miscellaneous	300	200	125	100
L.	Commercial to Residential	250	200	125	100
m	Commercial to Industrial	300	120	125	125
n	Commercial to Miscellaneous	300	200	125	100
o.	Industrial to Residential	250	150	125	125
p.	Industrial to Commercial	300	200	125	100
q.	Industrial to Miscellaneous	300	200	125	100
r.	Miscellaneous to Residential	250	200	125	125
s.	Miscellaneous to Commercial	300	200	125	125
t.	Miscellaneous to Industrial	300	120	125	100
u	Peri-Urban to Residential	-	250	-	125
v.	Peri-Urban to Commercial	-	300	-	125
w	Peri-Urban to Industrial	-	300	-	125
x.	Peri-Urban to Miscellaneous	-	300	-	125

(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 Metropolitan Commissioner,  
Hyderabad Metropolitan Development Authority, Hyderabad.  
The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad.  
The Director of Town & Country Planning Hyderabad.  
The Commissioner & Director of Municipal Administration, Hyderabad  
The Vice Chairmen & Managing Director, Telangana State Industrial  
Infrastructure Corporation.  
The Panchayath Raj & Rural Development Department,  
Telangana Secretariat.  
The Commissioner, Panchayath Raj Department.  
The District Collector, Hyderabad / Ranga Reddy / Medak / Nalgonda /  
Mahabubnagar.

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