

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

Municipal Administration & Urban Development Department – Levy and collection of Change of Land Use Charges in Urban Local Bodies and Urban Development Authorities of the State – Notification – Orders-Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M) DEPARTMENT

G.O.MS.No. 102

**Dated: 12-02-2020
Read the following:-**

1. G.O.Ms.No.158, MA, dt: 22.03.1996.
2. G.O.Ms.No.439, MA, Dt.13.06.2007.
3. G.O.Ms.No.87, MA&UD (H) Dept., dt:27.02.2018.
4. From the DTCP, AP, Mangalagiri Lr.Rc.No.MAUO3-17/436/19/Plg, Dated: 12.2019

ORDER: -

In the reference 1st read above, Government have issued orders prescribing charges payable for change of land use proposals in all Urban Local Bodies. In the reference 2nd read above, orders were issued revising the rates of change of land use charges to be collected in all Urban Development Authorities. In the G.O. 3rd read above, the change of land use charges in Urban Development Authorities were restructured.

2. It is observed that, the present change of land use (CLU) charges are being collected for all the lands uniformly in G.P's and ULBs irrespective of land values, resulting the owners of the lands with lesser land values, are paying on par with the owners of the lands of higher land values, which is not scientific and justifiable.

3. Therefore, after careful examination of the matter, Government hereby prescribe the following rates of change of land use charges to be collected by all ULBs and Panchayats falling under UDAs/VMRDA/APCRDA jurisdiction and also ULBs and Panchayats covered within the limits of Master Plans in areas falling outside UDAs. Accordingly, the following notification shall be published in the Extraordinary issue of the Andhra Pradesh Gazette dated:12.02.2020.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**J.SYAMALA RAO
SECRETARY TO GOVERNMENT**

To

The Commissioner, Printing Stationary and Stores Purchase, AP, Vijayawada.

The Commissioner & Director of Municipal Administration, AP, Guntur

The Metropolitan Commissioner, Visakhapatnam Metropolitan Region

Development Authority, Visakhapatnam.

The Commissioner, AP Capital Region Development Authority, Vijayawada.

The Director of Town & Country Planning, AP, Mangalagiri

All the Commissioners of ULBs **through** C&DMA, AP, Guntur

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All the Vice Chairperson of Urban Development Authorities in the State.
The Director of Treasuries & Accounts, AP., Vijayawada
The Director of Works & Accounts, AP., Vijayawada
The Pay and Accounts Officer, AP., Vijayawada

Copy to:

The Additional Secretary to Hon'ble Chief Minister.
The OSD to Hon'ble Minister for MA & UD
The P.S. to Secretary to Government, MA&UD Dept.
Sf/Sc.

//FORWARDED :: BY ORDER//

SECTION OFFICER

NOTIFICATION

In exercise of the powers conferred by Sections 100 & 118 read with sub-section (3)(e) of Section 5 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (Act 5 of 2016), Section 18 & 119 of AP Capital Region Development Authority Act, 2014 and Section 44 read with sub-sections (1) and (2) of AP Town Planning Act, 1920, the Government hereby authorise the sanctioning authority/competent authority in all ULBs and Panchayats falling within UDAs/VMRDA/APCRDA jurisdiction and also ULBs and Panchayats covered within the limits of Master Plans in the areas falling outside the UDAs, to levy and collect the following charges for change of land use proposals including the proposals under process.

- a) 1% of basic market value of Registration Department on site area levied towards Change of Land use charges (or) minimum of Rs.5 per sq.m whichever is higher.
- b) 1% of basic market value of Registration Department on total built-up area if any building existing within proposed CLU site.

Further, the Development charges for Institution of use shall be collected as per the prevailing rates until further orders.

**J.SYAMALA RAO
SECRETARY TO GOVERNMENT**

SECTION OFFICER