

SUBJECT NO. 126

Sub:- VUDA – PLG – VSP – Enhancement of processing fees for approval of layout, Buildings, Industrial plans etc. - Reg.

Ref:- VUDA Board Resolution No. 33, dt. 15-12-2012

AGENDA NOTE :

It is submitted that the VUDA Board in its Resolution No. 581, dt. 20-12-2000 has approved for collection of processing fees in respect of approval of layouts, buildings plans etc., accordingly the same rates are being implemented till date. Further, it was proposed for enhancement of the rates and placed before VUDA Board on 15-12-2012. The Board vide Resolution No. 33, Dt. 15-12-2012 as resolved to rework the rates on par with DT & CT, Hyderabad proposed rates.

In pursuance of the Board decision dated 15-12-2012 the details of processing fees proposed by DTCP for the areas other than VUDA are obtained from the O/o. DT & CP, Hyderabad and on par with those rates, new rates are proposed for enhancement as detailed in the separate statement annexed.

It is further submitted that the renewal fee for extension of time i.e. for layouts is not worked out since the Government vide G.O.Ms.No. 276 MA, dt. 2-7-2010 has increased the period of development of layout from 1 year to 3 years and no renewal clause is existed now.

In view of the above, the proposals for enhancement of rates for processing fees is placed before VUDA Board to take decision in this regard.

(Enclosed the proposed rates statement)

(iii)	Non-High rise building	1 Sq.Mt of Builtup area	Rs. 5/- per Sq.Mt on total Builtup area	The rates proposed by DT & CP are inclusive of Building permission fees whereas VUDA has proposed processing fees only and hence DT & CP rates are not compared with the proposed enhancement of processing fees.				10	15	20	
(iv)	High Rise Buildings	1 Sq.Mt of Builtup area						12	17	25	
II APPROVAL OF SITE											
(a)	Site approval / Subdivision	1 Sq.Mt of site area		10/-	12/-	15/-	20/-	10/-	15/-	20/-	
(b)	Open space charges	1 Sq.Mt of site area		14% on land value as per prevailing Registration value				14% on land value as per prevailing Registration value			
(c)	Betterment charges	1 Sq.Mt of site area									
(i)	Residential	1 Sq.Mt of site area		50/-	75/-	100/-	125/-	50/-	100/-	150/-	
(ii)	Non-Residential	1 Sq.Mt of site area		75/-	100/-	125/-	150/-	75/-	125/-	200/-	
III ISSUE OF CERTIFIED COPIES BUILDING PLANS / LAYOUT PLANS ETC.,											
(i)	Approved Building Plan	1 copy		500/-				500/-	1000/-	1500/-	
(ii)	Layout Plan	1 copy		1000/-				1000/-	1500/-	2000/-	
(iii)	Master Plan / ZDP	1 copy		1000/-				4000/- (4PARTS)			
(iv)	Soft copy of Master Plan (4 parts)	4 copies						5000/-			
IV NO OBJECTION CERTIFICATES (PROCESSING FEES)											
(a)	Petrol Bunk	standard rate of Rs10,000/-		50 per Sq.Mt of Builtup area subject to a minimum amount of Rs. 15,000 per proposal	70 per Sq.Mt subject to a minimum of 20,000/- per proposal	100 per Sq.Mt subject to a minimum of 30,000/- per proposal	120 per Sq.Mt subject to a minimum of 40,000/- per proposal	50 per Sq.Mt of Builtup area subject to a minimum amount of Rs. 15,000 per proposal	70 per Sq.Mt subject to a minimum of 20,000/- per proposal	150 per Sq.Mt subject to a minimum of 50,000/- per proposal	

(b)	LPG Godown		standard rate of Rs10,000/-	50 per Sq.Mt of Builtup area subject to a minimum amount of Rs. 15,000 per proposal	70 per Sq.Mt subject to a minimum of 20,000/- per proposal	100 per Sq.Mt subject to a minimum of 30,000/- per proposal	120 per Sq.Mt subject to a minimum of 40,000/- per proposal	50 per Sq.Mt of Builtup area subject to a minimum amount of Rs. 15,000 per proposal	100 per Sq.Mt subject to a minimum of 30,000/- per proposal	150 per Sq.Mt subject to a minimum of 50,000/- per proposal
(c)	Weigh Bridge		standard rate of Rs10,000/-					15,000/-	20,000/-	25,000/-
(d)	Storage of Kerosine & Hazardous Material		standard rate of Rs10,000/-					15,000/-	20,000/-	25,000/-
(d)	Storage of Explosives for Mining & Quarrying		standard rate of Rs10,000/-					20,000/-	25,000/-	50,000/-
(f)	Cinema Theatres		Rs 25,000 Or Rs 50/- per sq.mtr on built up area whichever is more					Rs 30,000 Or Rs 60/- per sq.mtr on built up area whichever is more	Rs 40,000 Or Rs 75/- per sq.mtr on built up area whichever is more	Rs 50,000 Or Rs 100/- per sq.mtr on built up area whichever is more
* Development charges are being collected as per GO.MS.No.439 MA & UD Dept dated 13-6-2007										

Amendments to the layout rules :

% of the area to be provided in the layouts towards amenities other than 10% mandatory reserved open space		Remarks
LAYOUTS HAVING AREA UPTO AC.10.00CTS.	3 % of the total plotted area.	The amenities area earmarked is saleable area and mixed land uses allowed i.e., the area can be utilized other than Industrial and Central Commercial land use.
LAYOUTS HAVING AREA MORE THAN AC.10.00CTS.	5 % of the total plotted area.	

Sl. No.	Subject No.	Subject	Resolutions
			<p>category.</p> <ul style="list-style-type: none"> • The percentage of consultancy should be similar for all in a particular category. • VC should try to bring best out of the empanelled architects • With the above conditions, the proposal is agreed
72	123	VUDA-Planning-Issue regarding insisting the NALA conversion proceedings by RDO before release the layouts	Agreed. Also pursue with the government for early decision in this regard
73	124	VUDA-Plg- Status of efforts to peg-mark the four layouts which are not peg-makred but allotted plots by the then estate wing-reg.	Complete the process at the earliest to avoid future litigations
74	125	VUDA-Plg- transfer of Project Monitoring Unit files- further processing -reg.	Perused and ratified
75	126	VUDA-Plg-enhancement of processing fee for approval of layouts, buildings, industrial plans etc-reg.	Agreed to implement from 1.1.2014.
76	127	VUDA-planning-Change of land use from Industrial use to Institutional use in Sy. No.212/p,215/p,222/p,223/p,224/p & 228/p of Aganampudi (V), Gajuwaka (M), Visakhapatnam District – waiver of the processing fees and conversion charges – Reg.	Not agreed to reduce the conversion charges


