

**SUBJECT NO.22**

**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

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**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)

**VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY**  
**ENHANCEMENT OF VARIOUS CATEGORIES OF FEE**

	Category of fee	Unit of assessment	Existing rates as per VUDA Board Resolution No. 33, dt: 15-5-02 (Rupees)	Newly proposed rates for the areas other than VUDA by DTCP (Rupees)				VUDA proposed New Rates (Rupees)		
				Nagar Panchayats & Grade-III Municipality	Gr I & Gr II Municipalities	Spl & Sel Gr Municipalities	Mpl Corporation	Panchayats	Municipalities / Nagar Panchayats	G.V.M. C
I	PROCESSING FEES									
1	LAYOUTS									
(a)	Residential	1 Sq.Mt of site area	2.00 per Sq.Mt	10000 per Hectares or there part of 0.99 / Sq.Mt	15,000 1.50	20,000 2.00	25,000 /- per Hectare of there part of 2.50	3.00 per Sq.Mt	4.00 per Sq.Mt	5.00 per Sq.Mt
(b)	Non-Residential	1 Sq.Mt of site area	2.00 per Sq.Mt	No such category				4.00 Sq.Mt per	5.00 per Sq.Mt	6.00 per Sq.Mt
2	Change of Land Uses	1 Sq.Mt of site area	Rs. 2,000/- per 1st Acre & Rs. 1,000/- per Acre (on average 1,500/- per Acre)	No such category				2,000/- per Acre.In case of less than Acre/ individual plots, @ 5/- per Sq.Mt in Corporation Area Rs. 4/- in Municipalities Rs. 3/- in Gram Panchayats	2,500/-	3000/-

<b>3</b>	<b>BUILDING PERMISSIONS</b>						
<b>A</b>	<b>RESIDENTIAL</b>						
(i)	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.	7	10	15
(ii)	High Rise Building				10	15	20

B .NON-RESIDENTIAL BUILDINGS										
(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)	Approve d 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/-		
<b>IV</b>	<b>NO OBJECTION CERTIFICATES (PROCESSING FEES)</b>									
(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/-
(e)	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 which ever is more
<b>* Development charges are being collected as per GO.MS.No.439 MA &amp; UD Dept dated 13-6-2007</b>									

<b><u>Amendments to the layout rules :</u></b>		
% 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 use is 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.	

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Sl No	Subj ect No	Subject	RESOLUTIONS
21	21	VUDA – UFD – Aforestation works – Raising of plantation along the Nalla at Paradesipalem layout and Avenue plantation at Ozone Valley with an estimated amount of Rs. 48,39,200/- – Draft subject placed before VUDA Board – Perusal and approval – Reg.	DUE TO MODEL CODE OF CONDUCT DUE TO 4 <sup>TH</sup> ORDINARY ELECTIONS TO THE GRAM PANCHAYATS, THE ITEM IS POSTPONED FOR THE NEXT MEETING
22	22	VUDA – PLG – VSP – Enhancement of processing fees for approval of layout, Buildings, Industrial plans etc. - Reg.	DUE TO MODEL CODE OF CONDUCT DUE TO 4 <sup>TH</sup> ORDINARY ELECTIONS TO THE GRAM PANCHAYATS, THE ITEM IS POSTPONED FOR THE NEXT MEETING.
23	23	VUDA – PLG – VSP – Approval of layouts – release of final layout –release of mortgaged plots-guide lines framed - Regarding.	Ratified the action taken and directed to see that penalty increases on every year of delay exponentially.

CHAIRMAN, VUDA

*[Signature]*  
20/2/2013