

PROCEEDINGS OF THE DIRECTOR AND INSPECTOR GENERAL OF REGISTRATION &
STAMPS, ANDHRA PRADESH:: EDUPUGALLU:: VIJAYAWADA

Present:- Sri P. Venkata Rami Reddy, I.A.S.,

Proceedings No.MV1/10974/2009

Dated:18-07-2017

Sub:- MARKET VALUE SCHME—Registration and Stamps Department—Revision of
Structure Rates for various types of buildings for assessing Market Value—
Communicated for implementation w.e.f. 01-08-2017—Regarding.

- Ref:- 1] G.O.Ms.No.301, Revenue [Regn.I] Department, dated 04-05-1998.
2] Minutes of the Committee constituted under Rule 4(2) (d) of the A.P.
Revision of Market Value Guidelines Rules, 1998, dt.03-07-2017
(MV6/10974/2009).
3] Dir. & I.G. [R&S], A.P., Vijayawada Lr.No.MV1/5643/2017, dt.22-06-
2017 addressed to Special Chief Secretary to Govt., Rev.[Regn.I] Dept.,
A.P. Secretariat, Velagapudi.
4] Govt. Memo No.24080/Regn.I/A2/2013, dt.17-07-2017.

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ORDER:-

1] After careful examination of the recommendations of the committee vide
reference 2nd cited, it is decided to implement the revised constructions rates of the
structures and buildings as detailed in Annexure, w.e.f.01-08-2017 under the A.P.
Revision of Market Value Guidelines Rules, 1998 as per the orders of the Government
vide reference 4th cited.

2] The Registering Officers and Authorised Officers for post facto spot inspection of
properties shall also follow the rates shown in the Annexure for assessing construction
cost of structures and buildings.

3] The receipt of the orders should be acknowledged forthwith.

Encl.:- As above.

Sd/- P. Venkata Rami Reddy,
Director and Inspector General of
Registration and Stamps, A.P., Vijayawada

To
All the Sub-Registrars through the District Registrars concerned.
All the District Registrars, with a specific request to cause vide publicity in local media.
All the District Registrars [M.V. & Audit], Sub-Registrars [M.V. & Audit].
All the Deputy Inspectors General [R&S] in the State.
All the Sections & Officers in Dir. & I.G. [R&S], Hyderabad Office.
Copy to CARD Section with a request to make necessary modification in the
CARD Software on M.V. Assistance etc.,
Copy to SIO, NIC, A.P.S.U.
Copy to Stock File / Spare.

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SUPERINTENDENT

ANNEXURE

Type of Structure	Rate per S.ft for the *Areas falling within the Jurisdiction of (1) Municipal Corporations /Municipalities (2) Nagar Panchayats, (3)Urban Development Authorities and Notified areas including the Gram Panchayats falling within their master plan areas, and urban agglomeration areas etc.,	Rate per S.ft. * for the areas falling within Major Gram Panchayat (other than the Gram Panchayat falling within the areas covered by the master plan of any Municipality, Notified Nagar Panchayat falling in the Urban agglomeration of any Urban Development Authority)	Rate per S.Ft.* For the areas falling within Minor Gram Panchayat (other than the Gram Panchayat falling within the areas covered by the master Plan of any Municipal Corporation of Municipality ,Notified Nagar Panchayat falling in the Urban agglomeration of any Urban Development Authority)
1] R.C.C Building			
a)Ground 1 st & 2 nd	980/-	870/-	620/-
b)Structure from 3 rd floor onwards	1060/-	980/-	690/-
c)Cellar, Mezzanine floor & Parking Place	710/-	630/-	460/-
d)Apartments without common walls at least on 3 sides	1060/-	980/-	620/-
2] High rise structure with RCC exceeding 10 Ft. height	1080/-	960/-	690/-
a)Cinema Halls, Mills, Factories, etc., with walls exceeding 10 feet height	740/-	680/-	530/-
b)Poultry Farms	530/-	520/-	370/-
3] ACC sheet, Pantile shabad Stones, Zinc sheets, Tiles, Mangalore Tiles, Cuddapah slab, Jack Arch, Madras terrace roof and such other non RCC roofs Structures	530/-	430/-	310/-
4] Mud roof (Chaviti Middelul)	320/-	240/-	180/-
5] Thatched houses (Roof with Palm/Coconut tree leaves/Grass)			
a)With walls	150/-	100/-	80/-
b)Without walls	90/-	50/-	40/-

Contd.. ..2...

*** ALL THE ABOVE RATES ARE INCLUSIVE OF COST OF AMENITIES AND EXCLUSIVE OF SITE VALUE.**

6. Rates for unfinished Structures:-

i) Upto Foundation Level	25%
ii) Upto Slab level	65%
iii) Upto Finishing level	85%

Rates of depreciation are to be allowed as mentioned below.
(for all structures)

Age of the Structure	% of depreciation
1] 1 to 10 Years	Nil
2] Above 10 Years	1% per each year over and above 10 years subject to a maximum of 70%

Note: For availing the depreciation certificate regarding the age proof should be obtained from the competent authorities i.e., Panchayat Offices, Municipal Corporations etc. and filed in the separate file in serial orders, and particulars of certificate in respect of age proof should also be incorporated in the document.

Sd/- P. Venkata Rami Reddy,
Director and Inspector General of
Registration and Stamps, A.P., Vijayawada

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SUPERINTENDENT