

Office of the Deputy Inspector General  
of Registration and Stamps, Guntur.

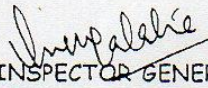
Endt.No.A1/931/2016

Dated : 30.07.2016.

" C O M M U N I C A T E D "

All the District Registrars, Joint Sub Registrars of  
Guntur Revenue District are directed to implement the revised  
construction rates of the structures and buildings as detailed  
in annexure, w.e.f.01.08.2016.

The receipt of the orders should be acknowledged forth with.

  
DEPUTY INSPECTOR GENERAL OF  
REGISTRATION AND STAMPS,  
GUNTUR. 30/07/16

To

All the District Registrars in the Guntur Revenue District.

All the Joint Sub registrars in the Guntur Revenue District.



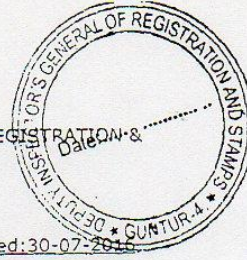
931/2016.

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

Present:- SRI P. VENKATA RAMI REDDY, I.A.S.,

Proceedings No.MV1/4344/2016

Dated:30-07-2016



30/7/16  
Communicate  
to all DRS  
It is for  
District.

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. 01-08-2016—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.08-06-2016  
(MV6/10974/2009).  
3] Dir. & I.G. [R&S], Hyderabad Lr.No.MV1/4344/2016, dt.31-05-2016  
addressed to Special Chief Secretary to Govt., Rev.[Regn.I] Dept.,  
A.P., Hyderabad.  
4] Govt. Memo No.24080/Regn.I/A2/2013, dated 30-07-2016.

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ORDER:-

1] After careful examination of the recommendations of the committee vide  
reference 2<sup>nd</sup> cited, it is decided to implement the revised constructions rates of the  
structures and buildings as detailed in Annexure, w.e.f.01-08-2016 under the A.P.  
Revision of Market Value Guidelines Rules, 1998 as per the orders of the Government  
vide reference 4<sup>th</sup> 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 constructions  
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., Hyderabad

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.

//f.b.o//

Ch. Baskin  
Superintendent 30/7/16



# 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 GramPanchayat 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 <sup>st</sup> & 2 <sup>nd</sup>	890/-	790/-	560/-
b)Structure from 3 <sup>rd</sup> floor onwards	960/-	890/-	620/-
c)Cellar, Mezzanine floor & Parking Place	640/-	570/-	410/-
d)Apartments without common walls at least on 3 sides	960/-	890/-	560/-
2] High rise structure with RCC exceeding 10 Ft. height	980/-	870/-	620/-
c)Cinema Halls, Mills, Factories, etc., with walls exceeding 10 feet height	670/-	610/-	480/-
d)Poultry Farms	480/-	470/-	330/-
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	480/-	390/-	280/-
4] Mud roof (Chaviti Middel)	290/-	210/-	160/-
5] Thatched houses (Roof with Palm/Coconut tree leaves/Grass)			
a)With walls	130/-	90/-	70/-
b)Without walls	80/-	40/-	30/-

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 viz., Panchayat Offices, Nagar Panchayats, Municipalities, Municipal Corporations etc. and filed in the separate file in serial order, 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., Hyderabad

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*Ch. Venkatesh*  
Superintendent 30/1/16