

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

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

Proceedings No.MV1/4566/2018

Dated:11-07-2018

Sub:- MARKET VALUE SCHEME--Registration and Stamps Department--
Revision of Structure Rates for various types of buildings for assessing
Market Value--Communication for implementation w.e.f. 01-08-2018--
Orders--Issued.

Ref:- 1] G.O.Ms.No.301, Revenue [Regn.I] Department, dt.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.26-06-2018.
[MV6/10974/2009].
3] D&IG[R&S], Vijayawada Lr. No.MV6/10947/2009, dt.20-05-2018.
4] Govt. Memo No.24080/Regn.I/A2/2013, dt.06-07-2018 of
Revenue [Regn.I] Department.

** ** ** *

ORDERS:-

1] After careful examination of the recommendations of the committee vide
reference 2nd cited, it is decided to implement the revised construction rates of the
structures and buildings as detailed in Annexure, w.e.f. 01-08-2018 under the A.P.
Revision of Market Value Guidelines Rules, 1998 as per the orders of the
Government vide reference 4th cited. [Copy enclosed].

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., 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 [MV&A], Sub-Registrars [MV&A].
All the Deputy Inspectors General [R&S] in the State.
All the Sections & Officers in Dir. &I.G.[R&S], Vijayawada Office.
Copy to CARD Section with a request to make necessary modification in the CARD Software
on MV Assistance etc.
Copy to SIO, NIC, A.P.S.U.
Copy to Stock File / Spare.

//f.b.o.//

A.V. Kumar
SUPERINTENDENT
11-7-18

ANNEXURE

Type of structure	Rate per S.ft for the *Areas falling within the Jurisdiction of Municipal Corporation /Municipalities Nagar Panchayat, 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. RCC Building	--	--	--
a] Ground 1 st & 2 nd	1030	910	650
b] Structure from 3 rd floor onwards	1110	1030	720
c]Cellar, Mezzanine floor & Parking Place	740	660	480
d] Apart-ments with- out common walls atleast on 3 sides	1110	1030	650
2.High rise structure with RCC exceeding 10Ft. height	1130	1010	720
a] Cinema Halls, Mills, Factories, etc., with walls exceeding 10 Ft. height.	780	710	560
b]Poultry Farms.	560	550	390
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.	560	450	330
4] Mud Roof [Chaviti Middelul].	340	250	190
5. Thatched houses [Roof with Palm / Coconut tree leaves / Grasses].	--	--	--
a] With Walls.	160	100	80
b] Without Walls.	90	50	40

P.T.O.

***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 structure)

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 incorporate in the document.

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

//f.b.o.//

A. V. K.
SUPERINTENDENT
11/11/18