

**PROCEEDINGS OF THE DIRECTOR & INSPECTOR GENERAL OF  
REGISTRATION & STAMPS, A.P, HYDERABAD**

**PRESENT: P.Venkata Rami Reddy, I.A.S.,**

**Procgs.No.MV6/10974/2009Dated: 07-07-2015**

Sub: Market Value Scheme – Revision of structures rates for various types of buildings for assessing Market Value – Communicated for implementation w.e.f. 01.08.2015 – Regarding.

Ref: 1.G.O.Ms.No.301 Rev(Regn.I) Dt.4.5.1998.  
2. Minutes of the meeting held on 06.07.2015 of the Committee constituted under rule 4(2)d of the A.P. Revision of Market Value Guidelines Rules, 1998.  
3. Govt., Memo No. 24080/Regn.,1/A2/2013/Revenue (Regn.,1) Department,Dt.06.07.2015.

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**ORDER :**

After careful examination of the recommendations of the committee vide reference 2<sup>nd</sup> cited, it is decided to implement the revised construction rates of the Apartments, structures and buildings as detailed in the Annexure, w.e.f. 01.08.2015 under the A.P. Revision of Market Value Guidelines Rules 1998 as per the orders of the Government vide reference 3<sup>rd</sup> cited.

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.

The receipt of the order should be acknowledged forthwith.

Encl:- As above.

Sd/-P.Venkata Rami Reddy,  
Director & Inspector General  
Of Regn. 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 (MV & Audit), Sub Registrars (MV & Audit),

All the Deputy Inspectors General (R&S),

All the Sections & Officers in C & I.G's Office

Copy to CARD Section with a request to make necessary modification.

in the CARD software on M.V .Assistance etc.,

Stock File/spare –10.

//f.b.o.//

Superintendent

ANNEXURE

Sl. No .	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 Urban agglomeration areas and CRDA.	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 nay 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	1.R.C.C Building			
	a)Ground 1 <sup>st</sup> &2 <sup>nd</sup>	810	720	510
	b)Structure from 3 <sup>rd</sup> floor onwards	870	810	560
	c)Cellar,Mezzanine floor & Parking Place	580	520	370
	d)Apartments without common walls at least on3 sides	870	810	510
2	High rise structure with A.C.C/Tin/Zinc sheet such as			
	a) Cinema Halls, Mills, Factories, ect.,with walls exceeding 10 feet height	610	550	440
	b) Poultry Farms	440	430	300
3	ACC sheet,Pantileshabad Stones, Zinc sheets, Tiles, Mangalore Tiles, Cuddapah slab, Jack Arch, Madras terrace roof and such other non RCC roofs Structures	440	350	250
4	Mud roof (ChavitiMiddelul)	260	200	140
5	Thatched houses (Roof with Palm/Coconut tree leaves/Grass)	--	--	--
	a)With walls	100	70	50
	b)Without walls	60	30	20

**\* 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)**

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

**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 & Inspector General  
Of Regn. and Stamps,  
A.P., Hyderabad.