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ANNEXURE 2

PROCEEDINGS OF THE COMMISSIONER & INSPECTOR GENERAL OF
REGISTRATION & STAMPS, ANDHRA PRADESH HYDERABAD

PRESENT : S.K.SINHA, I.A.S

Procs No MVS/12703/2007

Date:- 30.07.2007.

Sub:- Market Value Scheme – Revision of structures rates for various types of building for assessing Market Value – communicated for implementation w.e.f 01.08.2007 – Regarding.

- Ref: 1. G.O.Ms.No.301 Rev (Regn.I) Dt 04.05.1998.
2. G.O.Ms.No.509, (Rev(Regn.I) Dt 01.05.2006.
3. Minutes of the Committee constituted under the A.P. Revision of Market Value Guidelines Rules, 1998 for Revision of Structure rates dt 21.07.2007.

ORDER:

1. After careful examination of the recommendations of the Committee in reference 3rd cited, it is decided to implement the revised construction rates of the structure and buildings as detailed in the Annexure, w.e.f. 01.08.2007 under the A.P. Revision of Market Value Guidelines Rules, 1998.
2. The Registering Officers and Authorised Officers for post factor 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 order should be acknowledge forthwith.

Sd/- S.K. Sinha,
Commissioner & 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 (Audit).
All the Vigilance Officers.
Copy to all the Deputy Inspectors General (R&S), with a specific request to cause vide publicity in local media.
All the Deputy collectors (Flying Squad).
Copy to CCW with a request to make necessary modification in the CARD software on M.V. Assistance etc.
Stock File/Spare-10.

ANNEXURE

Type of Structure	Rate per S.Ft. for the Areas falling within the jurisdiction of Municipal Corporations/Municipalities, Urban Development Authorities and Notified areas including the Gram Panchayats falling within their master plan areas and Urban agglomeration areas & in respect of Secunderabad Cantonment Areas	Rate per S.Ft for the areas falling within Gram Panchayat (Other than the Gram Panchayat falling within the areas covered the master plan of any Municipal Corporation or Municipality, Notified Nagar Panchayat falling in the Urban Development Authority)
1. R.C.C Buildings	Rs.540.00	Rs.490.00
a) Ground, 1 st and 2 nd Floors		
b) Structures from 3 rd Floor onwards	Rs.580.00	Rs.530.00
c) Cellar, Mezzanine floor & Parking Place	Rs.400.00	Rs.360.00
2. High rise structure with A.C.C/Tin/Zinc sheets such as:	Rs.380.00	Rs.350.00
a) Cinema Hall Mills, Factories etc., with walls exceeding 10 feet height		
b) Poultry Farms	Rs.300.00	Rs.290.00
3) ACC Sheet, Pantile, Shabad Stones, Zinc Sheets, Tiles, Magalore Tiles, Cuddapah Slab, Jack Arch, Madras Terrace roof and such other non RCC roofed Structures	Rs.280.00	Rs.220.00
4. Mud Roof (Chaviti	Rs.180.00	Rs.140.00
Thatched house (Roof with Palm/Coconut tree leaves/Grass	Rs.70.00	Rs.50.00
a) With Walls	Rs.40.00	Rs.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 Lintel Level	40%
iii) Upto Slab Level	60%
iv) Upto Finishing Level	80%

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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 50%

SD/-K.Sinha
Commissioner & Inspector General of
Registration and Stamps, A.P.,
Hyderabad.

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