

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

Present: Dr. Lal Rosem, I.A.S.,

Procs.No. MV5/13492/2005,

Dated: 28.09.2005

- Sub: - Market Value Scheme – Revision of structures rates for various types of buildings for assessing Market Value - Communicated for implementation w.e.f 01.10.2005 – Regarding.
- Ref: - 1. G.O.Ms.No.301 Rev. (RegnI), dt. 4-5-1998.
2. Minutes of the Committee constituted under the A.P. Revision of Market Value Guidelines Rules, 1998 for Revision of structure rates dt.27-9-2005.

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ORDER:

After careful examination of the recommendations of the Committee in reference 2nd cited, it is decided to implement the revised construction rates of the structures and buildings as detailed in the Annexure w.e.f. 01.10.2005 under the A.P. Revision of Market Value Guidelines Rules 1998. The rates for structures with,

1. Acc Sheet, Pantile, Shabad stones, Zinc Sheets, Tiles, Mangalore tiles, Cuddapah slab, Jack arch, Madras terrace roof and such other non RCC roofed structures.
2. Mud roof (Chaviti Middelu)
3. Thatched Houses (Roof with Palm/Coconut tree leaves, Grass)
4. Rates for unfinished structures; are unchanged and the same rates issued in this office Procs.No.MV.1/30324/00, dt.2-11-2001 should be followed.

The Registering Officers and Authorised Officers for post facto spot inspection of properties shall follow the rates shown in the Annexure for assessing construction cost of structures and buildings and the rates are applicable in all the Districts in the State.

The receipt of the order should be acknowledged forthwith.

**Sd/- Lal Rosem
Commissioner & 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 (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),

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

Copy to CCW with a request to make necessary modification.

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

Stock File/spare –10.

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SUPERINTENDENT

ANNEXURE

Type of Structure	Rate per S. Ft. * for all areas in the State including all Corporations, Secunderabad Contonment, all Municipalities, Nagar Panchayats, Notified areas, Major & Minor Gram Panchayats and others
I. R.C.C. Buildings:	
a) Structure with only 2 floors	Rs.410.00
b) Structures with more than 2 floors (Rate applicable for all floors)	Rs.440.00
c) Cellar, Mezzanine floor & Parking Place	Rs.300.00
II. High rise structures with A.C.C./Tin/Zinc sheets such as:	
a) Cinema Halls, Mills, Factories etc., with walls exceeding 10 feet height	Rs.290.00
b) Poultry Farms	Rs.240.00

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

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/- Lal Rosem
**Commissioner & Inspector General
of Regn. and Stamps, A.P., Hyderabad**

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SUPERINTENDENT