

**Proceedings of the Commissioner and Inspector General of  
Registration and Stamps, Telangana, Hyderabad.**

**Present: Sri V. Sheshadri, I.A.S.,**

**Proceedings No. MV/539/2014**

**Date: 20-07-2021.**

Sub:- Market Value Scheme – Revision of structures rates for various types of buildings for assessing Market Value – Communicated for implementation w.e.f. 22-07-2021– Reg.

Ref:- 1.C&IG(R&S) Lr.No. MV/539/2014 Dt:17-07-2021 to the Government.  
2. G.O.Ms.No.58 Revenue(Registration) Dept Dt:20-07-2021.  
3. Minutes of the Committee constituted under Rule 4(2)(d) of the Telangana Revision of Market Value Guidelines Rules,1998 Dt:17-07-2021.

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1. In the reference 2<sup>nd</sup> cited above, Government have ordered that The revised Market Values shall come into effect on and from 22-07-2021.
2. Accordingly, after careful examination of the recommendations of the committee in reference 3<sup>rd</sup> cited, it is decided to implement the revised construction rates of independent buildings and structures as detailed in the Annexure, w.e.f. 22-07-2021 under the Telangana Revision of Market Value Guidelines Rules, 1998.
3. The receipt of the order should be acknowledged forthwith.

Encl: Annexure

**Sd/- V. Sheshadri**  
Commissioner and Inspector General of  
Registration and Stamps, Telangana, Hyderabad.

<b>ANNEXURE</b>			
<b>Independent Buildings and Structures (without land)</b>			
<b>S.No.</b>	<b>Type of structure</b>	<b>AREAS</b>	
		<b>HMDA, All Municipal Corporations, Secunderabad Cantonment Board, All Municipalities above 1 lakh population (Rate per sq.ft)</b>	<b>All Gram Panchayats and Municipalities below 1 lakh population not falling under column (3) (Rate per sq.ft)</b>
<b>(1)</b>	<b>(2)</b>	<b>(3)</b>	<b>(4)</b>
<b>1</b>	<b>RCC</b>	<b>Rs. 1100</b>	<b>Rs.900</b>
<b>2</b>	<b>Non RCC and Parking Place</b>	<b>Rs. 750</b>	<b>Rs. 600</b>

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

**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>
1 to 10 Years	Nil
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 particulars of certificate in respect of age proof should also be incorporated in the document.

**Sd/- V. Sheshadri**

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