

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Revenue (Registration and Stamps) Department – Revision of market values, 2013 in Urban, Secunderabad Cantonment and Rural areas in the State – Permission accorded – Orders – Issued.

REVENUE (REGISTRATION-I) DEPARTMENT

G.O.Ms.No. 157

Dated 30.03.2013

Read the following:

- 1) From the C&I.G.(R&S), Lr.No.MV1/138/2012, dated 15/11/2012.
- 2) Minutes of the Meeting held on 05/01/2013 in the chambers of Hon'ble C.M. on revision of market values.

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ORDER:

The Commissioner and Inspector General of Registration and Stamps, Andhra Pradesh, in the reference 1st read above, has reported that as per Rule 5 of A.P. Revision of Market Value Guideline Rules, 1998, revision of market value in Urban areas and Secunderabad Cantonment Area is due every year from 1st August and revision of market value in rural areas is due in every alternate year from 1st August. He further reported that in the last years, the revision of market value in urban areas which was due on 01/08/2011 and 01/08/2012 and in rural areas on 01/08/2012 was not taken up due to certain operational reasons. He has requested the Government to accord permission to implement the revised market values in the State.

2) Government, after careful examination, hereby accord permission to the Commissioner and Inspector General of Registration and Stamps to implement the revised market values in Urban areas, Secunderabad Cantonment area and Rural areas in the State w.e.f. 01/04/2013 in relaxation of rule 5 of A.P. Revision of Market Value Guideline Rules, 1998.

3) The Commissioner and Inspector General of Registration and Stamps, A.P., shall take necessary further action in the matter.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

VINOD K. AGRAWAL

PRINCIPAL SECRETARY TO GOVERNMENT

O/o the Commissioner and Inspector General
Registration and Stamps, A.P., Hyderabad

Memo No. MV3/18714/2012

Dated: 13-3-2013

Sub:- P.S- R&S Dept-Notice from Sri B.S.R. Krishna, Advocate in respect of pending sale deed - Report called- Instructions Issued Reg.

Ref: 1) Notice from Sri. B.S.R. Krishna, Advocate dated. 31-8-2012.

2) This office memo No. MV3/18714/2012 dated. 03-12-2012.

3) District Registrar, Ranga Reddy Lr. No. 1930/G1/2012 dt. 24-12-2012.

The attention of the District Registrar, Ranga Reddy is invited to the subject and references

cited. vide reference 3rd cited, it is reported that the property affected through P.No. 81/2012 was assessed with the value of Rs. 18.00 lakhs as per the previous registered Doct No. 1744/2008 and now it is assessed with market value of Rs. 13.00 lakhs.

District Registrar is informed that as per the IG's procs No. MV1/20363-A/90 dated 10-8-1990 the higher value adopted for that property has to be applied for future transactions of that particular property.

In view of the above, District Registrar is therefore instructed to follow the above instructions and take necessary action accordingly.

Sd/- Dr. Vijay Kumar

Commissioner and Inspector General
Registration and Stamps, A.P., Hyderabad

**O/o the Commissioner and Inspector General
Registration and Stamps, A.P., Hyderabad**

Memo No. MV3/21629/2012

Dated: 19-3-2013

Sub: Revenue-R&S Dept- Abuse of Provisions under section 47-A(6) of Indian Stamp Act while registering documents by some urban development authorities - Certain Directions issued - Issue of Instructions - Reg.

- Ref: 1) Deputy Inspector General, (R&S) Visakhapatnam Letter No. E1/701/2012 dt. 15.6.2012
- 2) Government of A.P. Revenue (Regn.I) Department Memo No. 33174/Regn.I/A2/2012-I dated. 12.11.2012.
- 3 This Office Letter No. MV3/21629/2012 dated 29-11-2012 and 23-1-2013 addressed to the Government Revenue (Regn.I) Department, A.P., Hyderabad.
- 4) Government of A.P Revenue (Regn.1) Department Memo No. 33174/Regn.I/A2/2012-2 dated 26.02.2013.

The attention of all the Deputy Inspectors General (R&S) District Registrars and District Registrars (Audit) is invited to the subject and references cited. Vide reference 2nd and 4th cited. Government have issued certain directions and also requested to issue instructions to all the Registering authorities to comply with the said directions of the government.

Basing on the directions from the government the following instructions are issued for strict compliance.

1) Wherever any registration of instrument is sought for under section 47-A (6) of I.S.Act, 1899 executed by or on behalf of the Central Government or the State Government or any authority or body incorporate by or under any law for the time being in force and wholly owned by Central/State Government at a rate which is lower than the department guidelines on Market Value which is applicable to the General Public for the same property i.e., land/building etc., the concerned sub Registrar should keep the document pending and seek the permission of the Government through the concerned District Registrar and commissioner and Inspector General of Registration and stamps, A.P., Hyderabad.

2) The concerned Sub-Registrar, after keeping the document pending (Under section 47-A (6) of the Stamp Act) shall submit report to the District Registrar concerned within 5days duly intimating

the details of the property value adopted by the government agency and the value as per the Market Value guidelines and Name of the government agency/department.(paroforma enclosed)

3) The District Registrar after receipt of the report from the Sub-Registrar should forward the same to this office within 3 days from the date of the receipt of the report from the Sub-Registrar to submit the same to the Government.

4) The document has to be released only after receipt of the permission from the government.

The above instruction will come into force with immediate effect.

Any deviation noticed in this regard will be viewed seriously and disciplinary action will be initiated.

Sd/- Dr. Vijay Kumar
Commissioner and Inspector General of
Registration and Stamps, A.P.,

Hyderabad.

Name of the SRO	Pending Document No/Year	Date of Execution	Date of presentation	Details of Executing Agency/Dept.	Details of Claimants	Details of Schedule of Property	Market Value adopted by Govt Dept or Agency	Market Value as per the MV guidelines of the department	Remarks of the Distict Registrar concerned
1.	2	3	4	5	6	7	8	9	10

IN THE HIGH COURT OF JUDICATURE OF ANDHRA PRADESH AT HYDERABAD
MONDAY, THE SEVENTEENTH DAY OF JUNE
TWO THOUSAND AND THIRTEEN

:PRESENT:

HON'BLE SRI JUSTICE KALYAN JYOTI SENGUPTA, THE CHIEF JUSTICE
HON'BLE MS. JUSTICE G. ROHINI

PIL. NO:274 of 2013

Between:

1. N. Raja Reddy S/o Yadireddy
2. Mohd Sardar Ali S/o Mohd Ali

.....Petitioner

AND

1. Government of Andhra Pradesh Rep. By its Principal Secretary, Revenue, A.P. Secretariat, Hyderabad.
2. The Commissioner & I.G. Registration and Stamps A.P. Registration Bhavan, M.J. Road, Hyderabad.
3. The district Collector Nizamabad
4. The Joint Collector Nizamabad at Nizamabad.
5. The Revenue Divisional officer Nizamabad (Mandal) Dist. Nizamabad
6. The Sub Registrar Nizamabad (Urban) Kavita Complex, Station Road Nizamabad, A.P.
7. The Sub Registrar Nizamabad (Rural) Armour Road, kanteshwar Nizamabad, A.P.

.....Respondents

Petition under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein, the High Court may be pleased to issue a Writ or order or Directions more particularly one in the nature of Writ of Mandamus, declaring the action of the respondents in enhancing the market value of the Properties of Nizamabad (Urban) and Nizamabad (Rural), which are coming within the jurisdiction of Sub-Registrar, Nizamabad (Urban) and Nizamabad (Rural) vide proceedings no: MV1/138/2012r/2 GOMS No: 157 dt.30-3-2013, w.e.f. 1-4-2013 as arbitrary, illegal and violative of principles of natural justice and art. 14 of Constitution of India, and set aside the same, pending disposal of the representation given by the Petitioner dt. 15-3-2013 and dt.8-4-2013 for rectification of anomaly of the enhancement of the market value and pending enquiry before the 3rd and the 4th respondent herein as arbitrary and illegal.

The petition coming on for hearing, upon perusing the Petition and the affidavit filed herein and upon hearing the arguments of SRI T.V. KALYAN SINGH Advocate for the Petitioner, and the Court made the following.

ORDER:

Affidavit is filed. Let a counter-affidavit is filed within two weeks from date. Affidavit in reply, if any, two weeks thereafter.

The matter is adjourned for five weeks hence for hearing.

In the meantime, there shall be interim order to the effect that no steps are to be taken pursuant to G.O. Ms. No. 157 Revenue (Registration-I) Department, dated 30.03.2013.

We are of the prima facie view that the Principal Secretary to government has no power to relax the provisions of the Rule concerned. Moreover, by an executive decision unless specifically empowered, there cannot be any deviation to the Rules.

Sd/-C.H.V.SHIVA PRASAD
ASSISTANT REGISTRAR

**Office of the Commissioner and Inspector General of
Registration and Stamps, A.P., Hyderabad.**

Circular Memo. No. MV1/8483/2013

Dated : 30.07.2013

Sub : Public Service - R&S Dept. - Meeting with NIC and ITC officials in the presence of Additional Inspector General -I and D.D.G NIC along with AIG CARD, AIG- Market value and District Registrar, Ranga Reddy (East) CARD on 05.07.2013 in the conference Hall of O/o Commissioner and Inspector General of Registration and Stamps, Hyderabad-

Instructions - Reg.

Ref: Record of Discussions in the Meeting Dated. 05.07.2013.

The attention of all District Registrars and Deputy Inspectors General is invited to the subject and reference cited. During the meeting on 05.07.2013 the following decisions were taken to issue instructions to the field officers.

- i) Instances of valuing the trees in the house sites or lands separately have come to the notice. No such method of fixation of separate value for the trees in house sites or lands was prescribed. Hence, the guideline value fixed for the House sites / land only should be adopted by the registering officers, without calculating value separately.
- ii) As per the minutes of meeting headed by the Principal Secretary to Government with DRs on 19.06.2013 the matter of adoption of Market Value for the different bits in different Sy.Nos & Ward/ Block/House Nos with separate extents noted in the document, with common boundaries was raised. In such cases, the valuation should be done by adopting the specific guideline value fixed for the particular Sy.No. or ward/Block/ House No to the extent noted against that Survey No. or Ward/Block/House no. if there are no separate extents, the higher value in the different survey numbers or Ward/Block/ House Nos should be adopted.
- iii) Value of undivided share of land plus value of structure as per stage of construction should be followed in case of flats under construction. Composite value is applicable only for the completed apartments.
- iv) As per the minutes of meeting headed by the Principal Secretary to Government with DRs on 19.06.2013 the matter of fixation of Market Value for the land in a Sub-Sy.No. (not included in Form -IV) but some other Sub-S. No.s of the same sy.no. fixed with specific guideline value in Form -IV was raised. In such cases the highest value of the sub survey no.s or value of the main Survey No. which ever is higher should be adopted.

In case of fixation of Market Value for the land in a Door, No (not included in Form-II) but some other Sub-No.s of the same Door.No. fixed with specific guideline value in Form -II, the highest value of the sub no.s or value of the main Door no. whichever is higher should be adopted.

The above four decisions are given to NIC for taking necessary action to develop software through new logic and ensure the completion work by CARD Section.

All the District Registrars are requested to issue instructions to the Sub-Registrars working under their control, in this matter and obtain acknowledgement of the receipt of this memo forthwith.

Sd/- Dr. Vijay Kumar
Commissioner and Inspector General of
Registration and Stamps, A.p., Hyderabad.

O/o the Commissioner and Inspector General of Registration and Stamps, A.P., Hyderabad

Memo No. MV6/12658/2012 Dated: 02-02-2013

Sub:- Market Value Scheme – Revision of Market Values – Fixation of distinct values for properties situated

in Commercial Zones - In Urban areas – Issue of instructions – Reg.

Ref:- 1) A.P. Revision of Market Value Guidelines Rules, 1998.

2) Minutes of the weekly review meeting held on 03.12.2012 and 21.01.2013 in the Chamber of Principal Secretary to Govt., Registration and Stamps with C&IG (R&S), Hyderabad.

3) Minutes of the DIsG meeting communicated through AR/21564/2012, dt:22.01.2013.

4) T.O. Procs. No. MV6/12658/2012, dt:02.02.2013.

The attention of all the District Registrars, Deputy Inspectors General & District Registrars / Sub-Registrars (Audit) is invited to the subject and references cited.

While making an amendment to the Market Value Guidelines Rules in the year 2010, composite value was introduced covering land and structure cost on square feet basis for Apartments / Flats / portion

of a Multi Storied buildings or part of such structure to which the provisions of A.P. Apartment Act, 1987

applies and the committees constituted under Rule 4(2)(a) and (b) were empowered to fix Composite

Value duly taking the structure rates fixed by the committee constituted under Rule 4(2)(d).

Vide reference 2nd cited, it was instructed to propose and fix higher rates for the ground and first floor of identified Commercial Buildings and to issue Guidelines to the Committees.

The same proposal was discussed in the Deputy Inspectors General meeting held on 08.01.2013 and it was instructed to see that floor wise rates have to be fixed for commercial buildings.

The following instructions are issued for fixing the values for commercial properties.

(1) Identify the commercial properties in all the urban local bodies (including newly declared Municipalities and Nagar Panchayats).

(2) Wherever Commercial zones are declared by respective local bodies in the Master plan of that local body obtain those copies and identify the areas of commercial nature.

(3) In some Urban local bodies some of the streets were declared as Commercial Roads / Streets, so

identify such streets in urban local bodies.

(4) As the commercial properties situated in areas earmarked as commercial zone / area by the respective local authority command high Market Value in the open Market particularly for ground floor and first floor, prepare proposals duly fixing higher composite values after eliciting the Market Value in the open Market and duly taking the structure rates fixed as referred in the reference 4th cited.

(5) All the District Registrars / Deputy Inspector General (R&S) / District Registrar (Audit) have to ensure the preparation of proposals by the convenors of the Market Value Revision Committee i.e., Sub-Registrar concerned and placing the same for approval.

(6) Necessary broad guidelines on this item are being issued to the Chairmen and Members of the Revision Committees for taking further action.

Sd/- Dr. Vijay Kumar,

Commissioner and Inspector General of Stamps, A.P., Hyderabad

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

PRESENT: Dr. Vijay Kumar, I.A.S.,

Procs.No.MV6/12658/2012, Dated:02-02-2013

Sub: Market Value Scheme – Revision of structures rates for various types of buildings for assessing

Market Value – Communicated for implementation w.e.f. 01.04.2013 – Regarding.

Ref: 1. G.O.Ms.No.301 Rev(Regn.I) Dt.4.5.1998.

2. Minutes of the Committee constituted under rule 4(2) of the A.P. Revision of Market Value Guidelines Rules, 1998 for Revision of Structure rates dt.16-06-2012.

3. C & I.G. (R&S) Lr.No. MV6/12658/2012, 17.08.2012 to the Government.

4. Govt., Memo No.37805/Regn.I/A2/12-1, Dt.10.01.2013.

ORDER :

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 the Annexure, w.e.f. 01.04.2013 under the A.P. Revision of Market Value Guidelines Rules 1998 as per the orders of the Government vide reference 4th cited.

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 construction cost of structures and buildings.

3. The receipt of the order should be acknowledged forthwith.

Encl:- As above.

Sd/-Dr.Vijay Kumar,

Commissioner & Inspector General
of Regn. and Stamps, A.P., Hyderabad

ANNEXURE

Type of Rate Per S.Ft. for the Rate per S. Ft.* Rate per S. Ft. *
Structure *Areas falling within the for the areas falling for the areas falling
jurisdiction of Municipal within Major Gram within Minor Gram
Corporations/ Nagar Panchayat (other than Panchayat (other than
PanchayatsMunicipalities, the Gram Panchayat the Gram Panchayat
Urban Development falling within the areas falling within the areas
Authorities, and Notified covered by the master covered by the master
areas including the Gram plan of any Municipal plan of any Municipal
Panchayats falling within Corporation or Corporation or
their master plan areas Municipality, Notified Municipality, Notified
and urban agglomeration Nagar Panchayat Nagar Panchayat falling
areas & in respect of falling in the Urban in the Urban
Secunderabad agglomeration of any agglomeration
Cantonment areas Urban Development of any Urban
Authority) Development Authority)

1. R.C.C.

Buildings:

- a) Ground, 1st&
2nd floors **Rs.700.00 Rs.630.00 Rs.440.00**
- b) Structures from
3rd floor onwards **Rs.760.00 Rs.700.00 Rs.485.00**
- c) Cellar,
Mezzanine floor &
Parking Place **Rs.500.00 Rs.450.00 Rs.320.00**
- d) Apartments
without common
walls at least on
3 sides **Rs.760.00 Rs.700.00 Rs.440.00**
2. 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.530.00 Rs.480.00 Rs.380.00**
- b) Poultry Farms **Rs.380.00 Rs.370.00 Rs.265.00**
3. ACC sheet,
Pantile, Shabad
Stones, Zinc
sheets, Tiles,
Mangalore Tiles,
Cuddapah slab,
Jack Arch, Madras
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terrace roof and
such other non
RCC roofed
Structures **Rs.380.00 Rs.300.00 Rs.215.00**

4. Mud roof
(Chaviti/Middel) **Rs.225.00 Rs.175.00 Rs.125.00**

5. Thatched houses
(Roof with Palm/
Coconut tree
leaves/Grass) --- --- ---

a) With walls **Rs.90.00 Rs.65.00 Rs.45.00**

b) Without walls **Rs.50.00 Rs.25.00 Rs.20.00**

*** 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)

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 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/- Dr. Vijay Kumar,

Commissioner & Inspector General
of Regn. and Stamps, A.P., Hyderabad

**O/o Commissioner and Inspector General of
Registration and Stamps, A.P.Hyderabad.**

Memo No. MV1/138/2012 Dated: 02-02-2013

Sub:- Market Value Scheme – Revision of Market Values both in Rural and Urban areas for the year 2013

– Broad Guidelines to fix Market Values by M.V. Revision Committees Instructions issued – Reg.

Ref:- 1. This office Memo.No.MV1/ 138/2012, dt.16-01-2012.

2. This office Memo. No. MV1/138/2012, dt.26.03.2012.

3. This office Memo. No. MV1/138/2012, dt.07.05.2012.

4. This office Memo. No. MV1/138/2012, dt.09.05.2012.

5. This office Memo. No. MV1/138/2012, dt.31.05.2012.

2013 వార్షిక పట్టణ విలువల సవరణ కమిటీ నివేదికను ప్రకటించడం

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6. Minutes of the meeting of D.Is.G.(R&S) & D.R.s/S.R.s (MV&A), on 18-06-12

7. Minutes of the meeting of D.I.G. (R&S) on 11-07-2012.

8. This office Memo. No. MV1/138/2012, dt.13.07.2012.

9. This office Circular Memo No. MV1/138/2012, dt.26.07.2012.

10. Govt., Memo No.1277/Regn.,-I/A2/2013-1, Dt.31.01.2013.

11. Govt., Memo No.3413/Regn.,-I/A2/2013-1, Dt.29.01.2013.

12. T.O. Procs. No. MV6/12658/2012, dt:02.02.2013.

13. T.O. Memo No. MV6/12658/2012, dt:02.02.2013.

The attention of all the Deputy Inspectors General / District Registrars/ District Registrars (Audit) is invited to the subject and references cited. Vide reference 11th cited the Government has decided to revise the Market Values both in Rural and Urban areas w.e.f.01.04.2013. The broad guidelines for revision of Market Values are here with enclosed to place the same for perusal of the respective members and Chairmen of the respective Committees through the Convenors of the committee. Acknowledge receipt of the memo by return mail / post.

Encl:-Broad Guidelines to fix Market Values by the Committees.

Sd/- Dr. Vijay Kumar,

Commissioner and Inspector General of
Registration and Stamps, A.P., Hyderabad.

Market Value Revision 2013

Broad Guidelines to fix Market Values by Market Value Revision Committees

The Registration and Stamps Department has simplified the system of fixation of Market Values for the purpose of levying of the stamp duty, Transfer Duty and Registration Fee in the year 2010 and broad

guidelines were also issued to the respective committees. To some extent the simplification was achieved

and the following guidelines are issued in furtherance of the simplification process.

(1) In the earlier Market Value Revision Guidelines were issued to have only house site rate on Square

Yard basis instead of acre rate in the GHMC, and Municipalities along with surrounding villages where

urbanization has spread but the instances came to the notice of this office that still agricultural values were

proposed for the area falling in urban areas. So instructions were issued to identify the survey numbers

where agricultural activity is continuing on large scale and then only to propose appropriate agricultural

value for those Sy. Nos in Form-IV as identified by the District Registrars / Deputy Inspectors General

concerned in Municipal areas and Corporations.

(2) While introducing the Composite Value for apartments for which A.P. Apartment Act, 1987 applies

in the earlier revision instructions were issued to fix 50% to 60% of the Sq. ft. rate quoted by the builder. In

many cases Composite Values were not proposed and fixed properly and no uniform method was followed,

so it is instructed to see that in arriving at the Composite Value the construction rate prescribed for that

area plus Minimum 1/20th of the Square Yard value for that block, WARD and locality be taken in to consideration and it is also proposed to fix **Minimum** Composite values as follows;

(3)

Local Body Per Sq.Ft.RS.

Nagar Panchayats 1st, 2nd & 3rd Grade Municipalities 800/-

Special and Selection Grade Municipalities 1000/-

Municipal Corporation 1200/-

GHMC 1500/-

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Revised structure rates proposed by the respective committee and approved by the C&IG are here with enclosed for proposing and fixing the Composite Values.

(4) Since the effect of Market Value revision w.e.f.01.08.2010 several major panchayats were upgraded

as Urban local bodies i.e. Nagar Panchayats, Municipality Grade-III and certain selection grade Municipalities

were with upgraded as Municipal Corporations and many villages were included and merged in Municipal

limits. So it is instructed to propose the values duly taking the status of local body into consideration and

also propose and fix composite values for all the urban local bodies which are newly declared by the

Government and also for the villages included in Municipalities and Nagar Panchayats.

(5) In the last revision common values were proposed for the Dry, Wet and Garden classifications but

though variation is very meagre Distinct values were proposed in the last revision. It is suggested to propose

single value for the above classification wherever there is little variation in the values to adopt common

value for all such lands for ease of approach and convenience.

(6) It is noticed that in certain villages which are bordering the villages of other SRO / Other Registration

Districts though potentiality is similar lesser values were proposed.

For example Osman Nagar village falls in R.O., Sangareddy which is nearer to Gopannapalli of Serilingampally SRO values were proposed with huge variation.

Osman Nagar : Value Per square yard: Rs.1800/- R.O. Sangareddy

Gopannapalli : Value Per square yard: Rs.7000/- S.R.O. Serilingampally.

Likewise Tellapar in R.O., Sangareddy which is nearer to Nallagandlaof S.R.O., Serilingampally.

Similar situation may prevail with in the S.R.Os of the same District. So care may be taken to propose the values basing on the potentiality of the adjacent areas.

(7) Commissioner and Director of Municipal Administration, A.P. Hyderabad member of (Central Valuation

advisory Committee) has suggested that the market value for the lands adjacent village up to 300 Meters

and lands adjacent to any type of Road upto 300 Meters should have different market value and similarly

the market value of lands upto 500 meters from the boundary of Municipalities and upto 3 KM from boundaries

of Municipal corporation would have higher market value than the other similar categories of lands located

far away from the Municipalities and Municipal corporation. So this suggestion may also be taken in to

consideration while proposing the values for the properties fallen in above category.

(8) This time it is decided that the M.V. Revision proposals approved by the respective Committees has to be displayed on the notice board of respective S.R.O. and M.R.O., and also be posted on

departmental

website for inviting objections/suggestions from the public giving them one month time. The objections and

suggestions has to be placed before the committee and the revision committees have to take a decisions

on the objections and the Market Values will be revised w.e.f.01.04.2013.

(9) It is also proposed to fix the higher composite values for the ground and first floor of structures

situated in the commercial zone / roads as declared by the Urban Local Authorities and instructions were

issued to the DRs and DisG to identify such commercial properties and to propose higher values. So,

appropriate values has to be fixed for the properties located in commercial zones / roads.

Sd/- Dr. Vijay Kumar,

Commissioner and Inspector General of
Registration and Stamps, A.P., Hyderabad

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2013 వ.వ. రివిజన్ కమిషన్ కి క్రమబద్ధ వలసూచనలను జారీ

O/o the Commissioner and Inspector General of Registration and Stamps, A.P., Hyderabad

Circular Memo No. MV/138/2012 Dated: 02-02-2013

Sub:- Market Value Scheme – Revision of Market Values both in Rural and Urban areas for the year 2013

- Instructions issued – Reg.

Ref:- 1. This office Memo.No.MV1/ 138/2012, dt.16-01-2012.

2. This office Memo. No. MV1/138/2012, dt.26.03.2012.

3. This office Memo. No. MV1/138/2012, dt.07.05.2012.

4. This office Memo. No. MV1/138/2012, dt.09.05.2012.

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6. Minutes of the meeting of D.Is.G.(R&S) & D.R.s/S.R.s (MV&A), on 18-06-12

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10. Govt., Memo No.1277/Regn.,-I/A2/2013-1, Dt.31.01.2013.

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12. T.O. Procs. No. MV6/12658/2012, dt:02.02.2013.

13. T.O. Memo No. MV6/12658/2012, dt:02.02.2013.

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The attention of all the Deputy Inspectors General, District Registrars / District Registrars / Sub-Registrars (MV&A) is invited to the subject and references cited. Vide reference 1st to 8th cited instructions

were issued for revision of Market Values both in rural and urban areas and to prepare proposals to place

before the respective committees for Rural and Urban areas constituted under A.P. Revision of Market

Value Guideline Rules, 1998.

It is instructed to prepare the proposals in the Form-I to IV for each S.R.O., as prescribed in the Market Value Guideline Rules, 1998 and to place the same before the respective committees for the approvals

with signatures of the convenors of the committee and the minutes of the committee are to be enclosed to

the M.V. Guideline Register.

In the earlier revision several Sy. Nos. were omitted to be entered into the Form-IV in many S.R.O.s and subsequently they were included into Form-IV. So, special care has to be taken to include all the Sy.

Nos. to be included in the Form-IV of each village in every S.R., as per the Guidelines and Rules and any

deviation will be viewed seriously.

In the last revision of Market Values under Residential category of Urban areas Three slabs of values were allowed in each "Block" wherever variation in the values is high to reduce those values into one

slab. It should be reviewed and these slabs may be reduced to Two (2) to eliminate any misuse and segmentation also has to be done basing on the from—— to Door Numbers / Streets / Lanes etc.

Vide reference 10th cited the Government have accepted the proposal for fixation of

Minimum Composite Value for Apartments /Flats/ portion of Multistoried buildings or part of such structures

as follows:

Local Body Per Sq.Ft.RS.

Nagar Panchayats 1st, 2nd & 3rd Grade Municipalities 800/-

Special and Selection Grade Municipalities 1000/-

Municipal Corporations 1200/-

GHMC 1500/-

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The above values are to propose and fix minimum composite value and higher than the minimum composite values have to proposed and fixed basing on the open market values as instructed in the earlier

circular memos.

Vide reference 12th cited revised structure rates are communicated and these structure rates have to be taken as criteria to revise composite values.

Vide reference 13th cited instructions were issued to propose higher values for the ground and first floor of commercial properties located in commercial zone and roads. So, necessary action has to be

taken in this regard also.

Vide reference 11th cited the Government have approved the proposal for fixing the agricultural rate i.e., acreage basis for properties actually used for agricultural purpose but situated in Municipal areas for

the Sy. Nos., identified by the respective District Registrars & Deputy Inspectors General (R&S) concerned

after conducting field inspection. The same was already instructed vide reference 9th cited (para 13 of the

Memo) so all the District Registrars and the Deputy Inspectors General (R&S) are instructed to implement

the same and keep the reports as enclosures to the revision proposals of the S.R.O., concerned for fixing

the appropriate market values by the respective committees. Adequate care should be taken in GHMC

areas in this regard. The Deputy Inspector General concerned shall ensure this before the proposal is put

before the Committee.

Vide reference 11th cited the Government has issued instructions to revise the Market Values both in both in Rural and urban areas w.e.f.01.04.2013. It is decided to revise the Market values both in rural and

urban areas with effect from 01.04.2013. It was further decided that the proposals after approval by the

Divisional Committees will be displayed on the notice board of respective SRO and MRO and also be

posted on the departmental website for inviting objections / suggestions from the public, duly giving them

One month time. The objections and suggestions are to be placed before the Revision Committees and after the decision on the objections / suggestions Market Values have to be revised and approved. The following time frames are fixed for preparation, for placing the proposal before the committees, inviting objections / suggestions and to place the objections and suggestions before the respective revision committees for decision as follows;

Sl. No. Time schedule for preparation of Market Value Guidelines and approvals Date

1. For preparation of Market Value Guidelines in Form-I to IV 04-02-2013 to 08-02-2013
2. Placing the proposals for approval by the respective committees 11-02-2013 to 15-02-2013
3. Inviting objections and suggestions by displaying at SRO & MRO and on **website** of the Department. 15-02-2013 to 15-03-2013
4. Placing the objections and suggestions for decision before the respective committees 16-03-2013 to 20-03-2013
5. Data entry of approved revised values 21-03-2013 to 25-03-2013

The Deputy Inspectors General concerned are instructed to review the revision work in their respective zones as per the above instructions and ensure implementation of all the instructions on the revision of market values and submit compliance reports.

The circular memo has to be acknowledged by return mail / post.

Sd/- Dr. Vijay Kumar,

Commissioner and Inspector General of
Registration and Stamps, A.P., Hyderabad