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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT (M)

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT – LEVY OF IMPACT FEE FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS ABUTTING ROADS OF WIDTH 60'-0" AND ABOVE MASTER PLAN ROADS/NATIONAL HIGHWAYS/STATE HIGHWAYS/ BYE PASS ROADS/ RING ROADS WITHIN THE AP CRDA/MRDA/UDAS/ULBS JURISDICTION IN ADDITION TO NORMAL FEE AND CHARGES - ORDERS – ISSUED.

[G.O.Ms.No.117, Municipal Administration & Urban Development (M) Department, 11th August, 2022]

**APPENDIX
NOTIFICATION**

In exercise of the powers conferred under Section 123 of AP CRDA Act, 2014, Section 104 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016, read with Rule-3(18) of AP Building Rules, 2017, the Impact Fee shall be collected at the time of issue of building permission as proposed below:

Sl. Nos	Categorization	Rates of impact fee (i.e., percentage of basic land value as per the registration dept., as on date of application per sq ft of built-up area of rates fixed below, whichever is higher)			
		GVMC, VMC, GMC	Other Corporations	Municipalities & Nagar Panchayats	Gram Panchayats falling in UDAs
(1)	Road width 18.00 Mts (60'-0") and below 45 Mts (150'-0")				
	Levy of impact fee to the abutting buildings				

Non-Residential Buildings other than Industrial buildings				
Site area more than 500 sq ms.	3% or Rs.150/- per Sft (Rs. 1614/- per Sq.mtr)	3% or Rs.100/- per Sft (Rs. 1076/- per Sq.mtr)	2% or Rs.75/- per Sft (Rs. 807/- per Sq.mtr)	2% or Rs.50/- per Sft (Rs. 538/- per Sq.mtr)
Site area less than 500 sq mts.	2% or Rs.75/- per Sft (Rs. 807/- per Sq.mtr)	2% or Rs.50/- per Sft (Rs. 538/- per Sq.mtr)	2% or Rs.50/- per Sft (Rs. 538/- per Sq.mtr)	2% or Rs.25/- per Sft (Rs. 269/- per Sq.mtr)
(2) Road width 45 Mts (150'-0") and above				
Levy of impact fee to all the buildings within 250 Mts on either side				
A) Residential	2% or Rs.75/- per Sft (Rs. 807/- per Sq.mtr)	2% or Rs.50/- per Sft (Rs. 538/- per Sq.mtr)	2% or Rs.50/- per Sft (Rs. 538/- per Sq.mtr)	2% or Rs.25/- per Sft (Rs. 269/- per Sq.mtr)
B) Non-Residential Buildings other than Industrial buildings				
Site area more than 500 sq ms.	3% or Rs.150/- per Sft (Rs. 1614/- per Sq.mtr)	3% or Rs.100/- per Sft (Rs. 1076/- per Sq.mtr)	2% or Rs.75/- per Sft (Rs.807 /- per Sq.mtr)	2% or Rs.50/- per Sft (Rs. 538/- per Sq.mtr)
Site area less than 500 sq mts.	2% or Rs.75/- per Sft (Rs. 807/- per Sq.mtr)	2% or Rs.50/- per Sft (Rs. 538/- per Sq.mtr)	2% or Rs.50/- per Sft (Rs.538 /- per Sq.mtr)	2% or Rs.25/- per Sft (Rs.269/- per Sq.mtr)

- Whenever land usage is different from master plan Land Use, in such cases the applicant has to pay CLU charges in addition to impact fee as specified above.
- The amount collected under impact fee shall be payable to Development Authorities (DA), which shall be shared among the ULBs and UDAs in equal proportion.,
- In case of areas which are not covered under any of the Development Authority, the amount collected shall remain with the concerned Urban Local Body(ULB).
- Impact fee collected shall be kept in separate account and shall be utilized by DA's and ULB's for the purpose of implementation of Road Widening, Link Roads, Slip Roads, Parallel Roads, Junction Improvements, Fly overs, Master Plan proposals and critical Urban Infrastructure Development.

- The above impact fee shall be charged for all new building permissions to be issued on such Roads, which are already formed / under formation / and where Land Acquisition initiated for formation of Roads.

Y. SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT