

**GOVERNMENT OF ANDHRA PRADESH  
ABSTRACT**

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.

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**MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT**

**G.O.Ms.No.117**

**Dated:11.08.2022  
Read the following:**

1. From the DTCP, Lr.RoC.No.17/170/2021/PLG-DOTCP, Dt.14.10.2021
2. From the DTCP, Lr.RoC.No.17/4/2022/P, Dt.30.01.2022
3. From the DTCP, Lr.RoC.No.17/4/2022/P, Dt.03.06.2022
4. From the DTCP, Lr.RoC.No.17/4/2022/P, Dt.20.07.2022

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**ORDER:**

The Government have observed that due to Master Plan Proposals and various infrastructure developments which are taken up or proposed to be taken up by ULBs and Development Authorities, there is substantial appreciation in Land prices. Also, rapid growth of population and urbanization need additional resource mobilization and financing for infrastructure.

2. The appreciation of Land Prices due to Master Plan Proposals/Infrastructure Development is more evident along the Proposed Master Plan Roads/Newly formed Roads viz National Highways/State Highways/ Bye Pass Roads/ Ring Roads / other major roads. As the cost of infrastructure is being met from the ULB/DAs/Government, it is proposed to capture certain share of increased land value in these areas and utilize the additional resources so generated for public purpose for overall planned development of the Urban Areas.

3. In this regard, Land Value Capture is an innovative financing tool that enables financing Urban Infrastructure as envisaged in master plan and provides an opportunity for planned urban growth / renewal with active Community Participation. Therefore, it is proposed to adopt uniform policy across all ULBs and DAs in the state.

4. Accordingly, the Director of Town & Country Planning vide references read above has furnished proposals for Levy of impact fees on buildings abutting 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 as follows:

**(P.T.O)**

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a) Levy of Impact Fee on all non-residential buildings other than industrial buildings abutting road with 60'-0" and below 150'-0" and

(b) Levy of impact fees on all buildings within 250 Mts on either side of Roads with width 150'-0" and above

5. The Government after careful examination of the matter, have decided to levy the Impact Fee to be collected at the time of issuing of Building Permission in addition to the fees and charges already being collected by APCRDA/MRDA/UDAs/ ULBs, as given in the appended notification.

6. Accordingly, the appended notification shall be published in extraordinary issue of Andhra Pradesh Gazette dt.11.08.2022.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

**Y. SRILAKSHMI**  
**SPECIAL CHIEF SECRETARY TO GOVERNMENT**

To

The Commissioner, Printing, Stationery & Stores Purchase Department,  
Vijayawada for Publication of the Notification in the Gazette and furnish 10  
copies.

The Commissioner & Director of Municipal Administration, A.P., Guntur.

The Director of Town and Country Planning, A.P., Guntur.

The Director General, Andhra Pradesh State Disaster Response & Fire Services  
Department, A.P.

All Municipal Commissioners in the State through the Commissioner &  
Director of Municipal Administration, A.P.

The Commissioner, Andhra Pradesh Capital Region Development Authority,  
Vijayawada.

The Metropolitan Commissioner, Visakhapatnam Metropolitan Region  
Development Authority, Visakhapatnam

All Vice Chairpersons of Development Authorities in the State through the  
DTCP, AP

The Chairman & Managing Director, APTRANSCO, Vijayawada.

The Commissioner & Inspector General of Registration & Stamps, Govt. of A.P.

The Managing Director, AP Metro Rail Corporation Limited, Vijayawada

The VC&HC, AP Housing Board, Vijayawada

All other concerned officials

**Copy to:**

The OSD/PS to Special Chief Secretary/Additional/Principal Secretary to  
Hon'ble Chief Minister.

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The OSD to Hon'ble Minister for MA&UD Department  
All Departments in AP Secretariat  
SF/SC.

**//FORWARDED :: BY ORDER//**

  
**SECTION OFFICER**

**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) |  |  |  |
|---------|--|--|--|--|--|
|         |  | <b>GVMC, VMC, GMC</b>  | <b>Other Corporations</b>                      | <b>Municipalities &amp; Nagar Panchayats</b> | <b>Gram Panchayats falling in UDAs</b>       |
| (1)     | <b>Road width 18.00 Mts (60'-0") and below 45 Mts (150'-0")</b>              |  |  |  |  |
|         | <b>Levy of impact fee to the abutting buildings</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) |
| (2)     | <b>Road width 45 Mts (150'-0") and above</b>                                 |  |  |  |  |
|         | <b>Levy of impact fee to all the buildings within 250 Mts on either side</b> |  |  |  |  |
|         | 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/-   | 3% or Rs.100/- per                             | 2% or Rs.75/- per Sft (Rs.807                | 2% or Rs.50/- per Sft (Rs.                   |

|                                 |  |  |  |   |                   |
|---------------------------------|--|--|--|---|-------------------|
|                                 |  | per Sft (Rs. 1614/- per Sq.mtr)              | Sft (Rs. 1076/- per Sq.mtr)                  | /- per Sq.mtr)                              | 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**

  
**SECTION OFFICER**