

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Proposal to collect the Development charges and Betterment Charges in equated instalments for High Rise Buildings - Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M) DEPARTMENT

G.O.RT.No. 520

Dated: 06-06-2025
Read

E-file bearing C.No.2806175 of the DT&CP, Mangalagiri.

O R D E R:

In the reference read above, the Director of Town & Country Planning, Mangalagiri has submitted that, for High Rise Buildings, the City level Infrastructure Impact Fee and labour cess are already being collected in Installments. After due discussions with stake holders groups and LTPs, fee instalments aspect was studied in various states and upon studying the various best practices in other states it has been proposed to collect the development charges and Betterment Charges, in equated instalments.

2. Government after careful examination of the matter, hereby, decided, to collect the development charges and Betterment Charges, in equated instalments for High Rise Buildings as per the section 101(5) of APMRUDA Act, 2016 & as per Section 120(5) of APCRDA Act 2014 as stipulated below:

S.No.	Charges Payable in Rs.	No. of equal Instalments to be allowed	Period for payment of Instalment
1.	15,00,000/- to 75,00,000	4	Up to Twelve Months
2.	75,00,000/- and above	8	Up to Twenty Four (24) Months

3. The interest at the rate of 12% shall be calculated for the total period and added to the principal amount and then it shall be converted into equal quarterly instalments as mentioned above, with following conditions:

Conditions:

- a. The applicant / builder have to mortgage an additional area of 5% built up area / land as an additional security for allowing them for payment of development charges & betterment charges in installments. which shall be over and above the 10% built-up area to be mortgaged under Rule 3(20)(d) of AP Building Rules 2017 and the additional 5% built-up area to be mortgaged as per Rule 3(19)(3) of AP Building Rules 2017.

(P.T.O)

::2::

- b. The applicant has to submit a separate application/ Concert in DPMS portal for availing the facility of installments. Upon receiving such application, the applicant may be allowed to deposit the post dated cheques for their installment amount /online payment through internet Banking/ NEFT/RTGS.
- c. The applicant / promoter / builder has to submit an undertaking on Rs.100/- stamp paper for compliance of above conditions along with application of request for availing instalment system of payment of development charges & Betterment Charges.
- d. In case, if the applicant completes the project / development the period of allowable instalments, he shall pay the total balance charges before release of Mortgage.
- e. The instalment facility shall be applicable to the applicants who pays their first instalment within 30 days of intimation of Demand Challan letter through online portal, otherwise he shall pay the full amount.
- f. In case, cheque bounce of post dated cheques, legal action/will be initiated as per law against the applicant.
- g. If any promoter / builder / applicant fails to pay the instalments as per the schedule of post dated cheques, the amount paid till then shall be forfeited and the approval accorded for building project is deemed to be cancelled and the applicant has to apply as a fresh.

The post dated cheques shall be recorded in a separate register in respective units of planning department and all the cheques are to be immediately handed over to the accounts department of the respective ULB or UDA. The accounts department is primarily responsible for encashment of all the post dated cheques as per their maturity and they must take all measures to deposit the post dated cheques as per the dates mentioned and shall intimate the planning department.

4. The Director of Town & Country Planning, Mangalagiri shall take further necessary action, accordingly.

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

S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Director of Town and Country Planning, A.P., Mangalagiri.
The Vice Chairperson of all the UDAs in the State – **through** DTCP.
The Commissioners of all Municipal Corporations, Municipalities,
Nagar Panchayats in the State – **through** DMA.

Contd..3

::3::

Copy to:

The OSD/PS to Hon'ble Minister (MA&UD) Department,
A.P. Secretariat, Velagapudi.

The P.S. Prl.Secy., to Secretary to Government, MA&UD Department,
A.P. Secretariat, Velagapudi.

SF/SC.

// FORWARDED BY ORDER //

SECTION OFFICER