

PROCEEDINGS OF THE COMMISSIONER & INSPECTOR GENERAL OF
REGISTRATION AND STAMPS, ANDHRA PRADESH::VIJAYAWADA
Present:- Sri V.Ramakrishna, I.R.S.,

Proceedings No.MV1/752/2022

Dated: 31-05-2023.

Sub:- MARKET VALUE SCHEME- Registration and Stamps Department-
Revision of Structure Rates for various types of buildings for
assessing Market Value- Communication for implementation-
Orders-Issued.

Ref: 1. G.O.Ms. No.301, Revenue (Regn.I) Department, Dt. 04.05.1998.
2. Memo.No. REV01-REGS0MISC/106/2023-REGN-I, dt.31-05-2023
from Revenue (REGN.I) Dept., A.P.
3. Minutes of the structural rates revision committee.

ORDERS:-

Through the reference 2nd cited, the Government had accorded permission to revise the market value of certain areas in the state under special revision(Rule 9) where huge gap exists between open market values with that of departmental guidelines values and also to revise the structure values in the state w.e.f.01.06.2023 and rule 2(4)(d) a committee has met on 31.05.2023 and recommended revised structure rates.

2) Accordingly, after careful examination of the recommendations of the committee vide reference 3rd cited, it is decided to implement the revised construction rates of the structures and buildings as detailed in Annexure under the A.P. Revision of Market Value Guidelines Rules, 1998. The make effect date for the new rates will from 01.06.2023.

3) The Registering Officers and Authorized Officers for post facto spot inspection of properties shall also follow the rates shown in the Annexure for assessing constructions cost of structures and buildings.

4) The receipt of the orders shall be acknowledged forthwith.

Encl.:- As above.

Sd/- V.Ramakrishna
Commissioner & Inspector General of
Registration and Stamps, A.P.,
Vijayawada

To

All the Sub-Registrars through the District Registrars concerned.
All the District Registrars.
All the District Registrars [MV&A], Sub-Registrars [MV&A].
All the Deputy Inspectors General [R&S] in the State.
All the Sections & Officers in C &I.G.[R&S], Vijayawada Office.

//F.B.O//

 31-05-2023
Superintendent

ANNEXURE

Type of structure	Rate per Sq.ft* for the Areas falling within the Jurisdiction of Municipal Corporation /All categories of Municipalities except areas falling under Col No.3	Rate per S.ft*. for the areas falling within Nagar Panchayat and areas falling within Urban Development Authorities (other than the Jurisdiction in Col.No.2)	Rate per S.Ft.* For the areas falling within Gram Panchayat (other than Jurisdiction in Col.No.2 and Col. No.3)
(1)	(2)	(3)	(4)
1. RCC Building	--	--	--
A.RESIDENTIAL			
a) Ground 1 st & 2 nd	1400	1200	850
b) Apartments with-out common walls atleast on 3 sides			
c)Cellar, Mezzanine floor, stilt& Parking Place	900	800	600
d) For every extra floor (From 3 rd floor onwards) in addition to the rate mentioned at 1A(a)	30	25	20
B.COMMERCIAL			
a) Ground Floor	1700	1450	1000
b)First Floor	1600	1400	950
c) Structure from 2 nd floor onwards (for each floor)	1500	1300	900
d) Cellar, Mezzanine floor, Stilt& Parking Place	1000	900	700
2. RCC structures with ceiling height of individual floor exceeding 10ft including Shopping malls/Multiplex	1500	1250	900
3.NON RCC ROOFS			
a)ACC Sheet, Pantileshabad Stones, Zinc Sheets, Tiles, Mangalore Tiles, Cuddapah Slab, Jack Arch, Madras terrace roof and such other non RCC roofs Structures	700	550	400
b) Cinema Halls, Mills, Factories and similar kind of structures with walls exceeding 10ft height.	900	830	650
c)Poultry Farms.	650	640	460
4) Mud Roof [ChavitiMiddelul].	400	300	230
5.Thatched houses [Roof with Palm / Coconut tree leaves / Grasses].			
a] With Walls.	200	125	100
b]Without Walls.	120	50	40

**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 structure)

Depreciation rates for structures under nonIndustrial use:

Age of the Structure	% of Depreciation
1] 1 to 10Years	Nil
2] Above 10 Years	1% per each year over and above 10 years subject to maximum of 70%

Depreciation rates for structures under Industrial use:

Age of the Structure	% of Depreciation
-----	5% for each year from the year of construction Subject to maximum of 50%

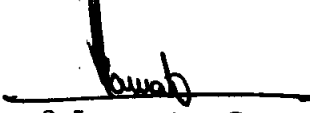
Note:-1. For availing the depreciation for structures under non industrial use, a certificate regarding the age proof should be obtained from the competent authorities i.e., Panchayat Offices, Municipal Corporations etc. and filed in the separate file in serial orders, and particulars of certificate in respect of age proof should also be incorporate in the document.

2. For availing the depreciation for structures under Industrial use, a certificate regarding the year of construction should be obtained from the competent authorities i.e., Panchayat Offices, Municipal Corporations etc. and filed in the separate file in serial orders, and particulars of certificate in respect of age proof should also be incorporate in the document.

Provided that in respect of the cases mentioned in Note 1 and 2 above, where age of the structure is supported by any link document or Occupancy Certificate issued by competent authority, verification of a separate certificate is not necessary.

3. For fixation of Composite value to apartments, the rate of Rs 1400 ,1200 and 850 per square feet fixed to RCC structures of GF and FF for different areas shall be taken as base value and the revised composite rate shall be got fixed by the respective Committees by applying the existing formula of 1/20th revised site rate + Rs.1400/- sqft (base value of structure rate). For the structures 3rd floor onwards, Rs 30, Rs 25 and Rs 20 shall be applicable for each floor. i.e., composite value + 30 for 3rd floor, composite value + 60 for 4th floor and composite value + 90 for 5th floor so on for the structures in Col No 2. The same analogy shall be followed for Col No 3 and 4 also.

4. The composite value shall not be applicable for the door numbers under commercial (02) classification included in Form-II.


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