

**GOVERNMENT OF TELANGANA**  
**MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M1) DEPARTMENT**

**Memo No.10812/M1/2016**

**Dated: 05.01.2016**

Sub: MA&UD - Consideration of certain issues conducive to growth of Real Estate Sector in urban areas of Telangana State - Orders - Issued - Reg.

Ref: Memo No.22807/M1/2011, Dated 24.01.2013

After the formation of the State of Telangana various Real Estate development agencies have been representing to the Government that some of the existing building rules framed by the State are not conducive to reach the real estate growth potential of urban areas in the State. They therefore requested in the interest of and to facilitate 'ease of doing business' to simplify the existing building rules, give some concessions and remove certain bottle necks in the existing building rules to promote investment in Real Estate Sector in the State of Telangana

Government after careful examination of the matter have felt that there is a need to take some steps to reform real estate sector in 'Ease of Doing Business' to encourage this sector to provide employment and economic growth. In pursuance of the same following orders are issued.

1. Collection of value addition charges i.e., external betterment charges being collected @ Rs.100 per Sq. Mtr in the CDA area (which is now part of GHMC) is dispensed with to avoid double taxation. However, in the remaining areas of CDA i.e., Manikonda Gram Panchayat which is not part of GHMC same shall be levied.
2. Commissioner, Greater Hyderabad Municipal Corporation / Director of Town & Country Planning / Commissioner & Director of Municipal Administration shall take immediate action to adopt online building plan approval system being implemented in the Hyderabad Metropolitan Development Authority.
3. Vacant land tax should not be levied during the construction period.
4. In Hyderabad Metropolitan Development Authority area, for affective enforcement and to prevent authorized constructions all enforcement powers in respect of buildings in plots of above 1000 Sqm and height above 10 mts shall be exercised by the HMDA. To this effect, if required M.C. HMDA shall send necessary proposals to the Government for amendment of HMDA Act / Rules.

The Commissioner, Greater Hyderabad Municipal Corporation / Director of Town & Country Planning / Commissioner & Director of Municipal Administration / Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall take further action accordingly

**M.G.GOPAL**  
**SPECIAL CHIEF SECRETARY TO GOVERNMENT**

To,  
The Commissioner,  
Greater Hyderabad Municipal Corporation, Hyderabad  
The Metropolitan Commissioner,  
Hyderabad Metropolitan Development Authority, Hyderabad  
The Commissioner & Director of Municipal Administration,  
The Director of Town & Country Planning, Hyderabad  
SC/SF.

// FORWARDED:: BY:: ORDER//

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SECTION OFFICER