

Office of the Commissioner and Inspector General of
Registration and Stamps, A.P., Tadepalli.

Memo No.MV1/752/2022

Dt.17.12.2024

Sub: R&S Department - Market Value Scheme - A.P. Revision of Market value Guidelines Rules, 1998 -Request to take-up General Revision of Market Values both in Urban, Rural and Structure values in the state w.e.f.1-1-2025 - Communication for implementation-Instructions Issued - Regarding.

Ref: 1. G.O.Ms.No.301, Revenue (Regn.I) Department, dt: 04-05-1998.
2. Minutes of the structural rates revision committee dt:19-08-2024.
3. This office Proceedings No:MV1/752/2022 dated:17/12/2024.

The attention of all the Deputy inspector General and District Registrars in the state are invited to the references cited. It is informed that through the reference 2nd cited, the Government have accorded permission to revise the Market Values in the state under General Market value Revision Rule 4(2) (d) of A.P. revision Market Value Guidelines Rules, 1998, and also to revise the structure values in the state w.e.f.01-01-2025.

Hence, all the Deputy Inspector General and District registrars are informed that make effect date of implementation of revised market values is 01-01-2025.

They are further directed to ensure the data entry of newly fixed values and issue further instructions to the Sub Registrars under the jurisdiction.

Sd/- M.V.Seshagiri Babu

Commissioner & Inspector General of
Registration and Stamps, A.P., Tadepalli

To

All the Deputy Inspectors General [R&S] in the state.
All the District Registrars in the state.
All the District Registrars [MV&A], Sub Registrars [MV&A].
All the Sub Registrars through the District Registrars concerned.
All the Sections & Officers in C&IG [R&S], Tadepalli Office.

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M. Udaya Bhaskara Rao

17.12.24

**PROCEEDINGS OF THE COMMISSIONER & INSPECTOR GENERAL OF
REGISTRATION AND STAMPS, ANDHRA PRADESH::TADEPALLI
Present:- Sri M.V.Seshagiri Babu, I.A.S.,**

Proceedings No.MV1/752/2022

Dated: 17-12-2024.

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— Under
Rule 4(2)(d) - Issued.

Ref: 1.G.O.Ms. No.301, Revenue (Regn.I) Department, dt: 04.05.1998.
2.Minutes of the structural rates revision committee dt:19-08-2024.
3.U.O.Note.No. Rev02-38023/7/2024-CC-CCLA. Dated.13/12/2024
of Revenue (B&G) Dept.

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ORDERS:-

1] Through the reference 3rdcited, the Government have accorded permission to
revise the market values in the state under Rule 4 (2) and also to revise the
structure rates in the state w.e.f.01-01-2025.

2) UnderRule 4(2)(d) a committee has met on 19-8-2024 recommended revised
structure rates.Accordingly, after careful examination of the recommendations of
the committee vide reference 2ndcited, 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 01-01-2025.

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 cost of
structures and buildings.

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

Encl.:- As above.

Sd/- M.V.Seshagiri Babu

Commissioner & Inspector General of
Registration and Stamps, A.P., Tadepalli

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], Tadepalli Office.

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M. Udaya Bhaskara Rao

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			
b) Apartments / Flats	1490	1270	900
c)Cellar, Mezzanine floor, stilt & Parking Place	960	850	640
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	1800	1540	1060
b) First Floor	1700	1480	1010
c) Structure from 2 nd floor onwards (for each floor)	1590	1380	950
d) Cellar, Mezzanine floor, Stilt & Parking Place	1060	950	740
2. RCC structures with ceiling height of individual floor exceeding 10ft including Shopping malls/Multiplex	1590	1330	950
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.	740	580	420

b). Cinema Halls, Mills, Factories and similar kind of structures with walls exceeding 10ft height	950	880	690
c) Poultry Farms	690	680	490
4) Mud Roof [ChavitiMiddelul].	420	320	240
5.Thatched houses [Roof with Palm / Coconut tree leaves / Grasses].			
a] With Walls.	210	130	110
b]Without Walls.	130	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 Non Industrial 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% per each year over 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 incorporated 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 1490, 1270 and 900 per square feet fixed to RCC structures of GF, FF and SF 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.1490/- 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 also be applicable for the door numbers under commercial (02) classification included in Form-II as per the structure rate fixed for the commercial properties.

Sd/- M.V.Seshagiri Babu

Commissioner & Inspector General of
Registration and Stamps, A.P., Tadepalli.

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M. Udaya Bhaskara Rao