

PROCEEDINGS OF THE VICE-CHAIRMAN, TIRUPATI URBAN DEVELOPMENT AUTHORITY,
TIRUPATI.

PRESENT: SRI Ch. PENCHALA REDDY, B.A., B.Ed.,

L.P.No. 24/G1/2013
Roc.No.559/G1/2013

dated 19-03-2013.

Sub:- TUDA – Tirupati - Planning Wing – Layout in Survey No. 298/1B2 and 298/2B of Thondavada village in Chandragiri Mandal – Extent 1.075 acres – Approval of Layout - Orders – Issued.

Ref:- 1. Application dated 17-09-2012 of Smt. G. Srilekha D/o G.B. Chandrasekhar of Chandragiri and Mandal.
2. This office endorsement in Roc. No. 559/G1/2013 dated 15-03-2013
3. Proceedings of the Revenue Divisional Officer, Tirupati vide D.Dis. Nos. (J)/2989/2012 dated 16-07-2012.
3.. Applicant's letter dated 05-03-2013..
4. Security Deposit in lieu of 15 % Mortgage of Plots vide Challan No. 8349 dated 15-03-2013. .
5. Resolution No.02 dated 02-03-2013 and Letter No. 8/2013 dated 02-03-2013 and of the Gram Panchayat, Thondavada in Chandragiri Mandal.

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ORDER:

The application vide 1st cited of **Smt. G. Srilekha D/o Sri G.B. Chandrasekhar of Chandragiri village** Mandal for approval of layout in **Survey Nos. 298/1B2 and 298/2B** of Thondavada village in Chandragiri Mandal, in an extent of **1.075 acres** has been examined with the provisions of A.P. Urban Areas (Dev.) Act, 1975 and also in accordance with the Statutory Master Plan/Zonal Development Plans along with the existing Government orders, Rules and Regulations which are in force.

The said applicant has submitted the detailed layout plan along with measurements vide letter 1st cited duly demarcating on ground the proposed road net work and plotted area in the said land to an extent of **1.075** acres. As per the layout rules the applicant has **paid a Security deposit of Rs. 1,84,500.00 in lieu of 15 % Mortgaged of Plots**, in favour of the Vice-Chairman, T.U.D.A., Tirupati, vide challan No. 8349 dated 15-03-2013.

As the applicant has fulfilled all the layout conditions the layout is hereby approved in **L.P.No. 24/G1/2013** and is hereby communicated subject to the following conditions.

1. The applicant/layout owner/developer is hereby permitted to sell the **Plot Nos. 1 to 18 only**.
2. The applicant/layout owner /developer is hereby informed that the **Security deposit of Rs. 1,84,500.00 paid in lieu of Mortgage of Plots vide challan No. 8359 dated 15-03-2013, will be forfeited to TUDA's in case the developer fails to complete the infrastructure facilities in the layout.**
3. The local authority shall ensure that no development like buildings authorized or un-authorized come up in the site.
4. This permission for developing the land shall not be used as proof of the title of the land.
5. The applicant shall solely be responsible for the development of layout and in no way T.U.D.A. will take up development works.
6. The deed of mortgage by conditions of sale executed by the applicant in favour of T.U.D.A. is a purely a measure to ensure compliance of the conditions of development of infrastructure by

the applicant/developer and T.U.D.A. is no way accountable to the plot purchaser in the event of default by the applicant/developer.

7. In case the applicant/developer fails to develop the layout area with the infrastructure facilities as specified by T.U.D.A. and **and the Security deposit of Rs. 1,84,500.00 shall be forfeited to T.U.D.A.** and also T.U.D.A. has every right to take criminal action against such applicant/developer as per the provisions of A.P.U.A. (Dev.) Act. 1975.
8. The layout development works consists of road formation with W.B.M. drainage channels, cross drainage work, (for the sides facing roads only) avenue plantation and Rain Water Harvesting Pits as per the specifications enclosed.
9. It is the responsibility of the layout owner to provide water supply and electricity in the layout.
10. The Electric lines/Telephone lines if any passing across the layout have to be shifted to the proposed road margins before releasing the mortgaged property.
11. The layout applicant is directed to complete the above developmental works within a period of **three years** i.e. by **18-03-2016** and submit a requisition letter for releasing of security deposit which is in favour of Vice-Chairman, T.U.D.A. duly enclosing letter and resolution of local authority with regard to roads, (all the gift deeds) taken over by the local authority.
12. The layout applicant shall display a board at a prominent place in the above site showing the layout pattern with permit **L.P.No. 24/G1/2013** and with full details of the layout specifications and conditions to facilitate the public in the matter.
13. The local authority shall ensure that areas covered by roads of the layout shall be taken over from the applicant, by way of gift deed before release of layout to the applicant, duly collecting necessary charges and fees as per rules in force.
14. Proportionate betterment charges from the individual plot owners shall be collected for provisions provision of amenities and facilities in the layout.
15. The permission of layout development shall remain valid for **Three Years** during which the layout work shall be completed and if not completed or commenced the permission can be revalidated on application subject to rules then in force and on payment of 20% of the fee and charges.
16. The sanction of layout plan shall not mean responsibility or clearance of the following aspects.
 1. Title or ownership of the site.
 2. Easement rights.
 3. Variation in area from recorded areas of plot.
 4. The site/area liable to flooding as a result of not taking proper drainage arrangements as per natural slope of the land etc.
 5. Other licenses or requirements or clearances required for the site under various other laws.

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Other Conditions :-

Nil.

**Sd// Ch. Panchala Reddy,
Vice-Chairman,
T.U.D.A., Tirupati.**

// t.c.f.b.o. //

Planning Officer.

Encl:- 1. Copy of the Layout Plan.
2. Copy of the specifications.

To

Smt. G. Srilekha,
D/o G.B. Chandrasekhar
D. No.3/10,
Bazaar Street,
Kothapeta,
CHANDRAGIRI..

Copies to :-

1. The District Registrar, Stamps and Registration Dept., Tirupati for information and necessary action.
2. The Sub-Registrar, Stamps and Registration Department, Chandragiri.
3. The Panchayat Secretary, Thondavada Gram Panchayat, Chandragiri Mandal.
4. Sri K. Vasudeva Naidu, A.A.D.M., Building Inspector, TUDA, Tirupati.
5. The stock file.

Bvs.