

**PROCEEDINGS OF THE VICE-CHAIRMAN (F.A.C.), TIRUPATI URBAN DEVELOPMENT
AUTHORITY, TIRUPATI**

PRESENT: SRI V. VINAY CHAND, I.A.S.,

L.P.No.22/G1/2015
Roc.No.649/G1/2015

dated 28-05-2015

Sub:- TUDA – Tirupati - Planning Wing – Layout in Survey No. 121/4, 4A, 4B, 5 and 122/5A, 5B, 6, 9B2, 11A, 11B of Kothapalem village in Renigunta mandal – Extent 5.78 acres – Approval of layout – Orders – Issued.

Ref:-

1. Application dated 12-09- 2014 of Sri V. Srinivasa Rao and Others of Kukatpally, Hyderabad.
2. This office endorsement in Roc. No. 2253/G1/2014 dated 29-10-2014.
3. This office endorsement in L. Dis.. No. 2253/G1/2014 dated 03-12-2014.
4. Applicant's letter dated 05-05-2015.
5. Proceedings in D. Dis. 2608/14-1/9/14/ dated 01-09-2014, D. Dis. 2985/14-1/10/1 and D.Dis.2989//14-1410/14 dated 14-10-2014 of the Revenue Divisional Officer, Chittoor.
6. This office endorsement in Roc. No. 649/G1/2015 dated 17-04-2015.
7. 15 % Registered Deed of Mortgage vide Doc. No. 2538 dated 27-04-2015 of the Sub-Registrar's Office, Renigunta.
8. Registered Deed of Gift for Park and Pathway and Road Widening portion vide Doc. No.2539 dated 27-04-2015 of the Sub-Registrar's Office, Renigunta.

----- 000000 -----

ORDER:

The application of **Sri V. Srinivasa Rao and Others of Kukatpally, Hyderabad** for approval of layout in Survey Nos. 121/4, 4A, 4B, 5 and 122/5A, 5B, 6, 9B2, 11A 11B of Kothapalem village in Renigunta Mandal in an extent of 5780 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, plotted area and open spaces in the said land to an extent of 5.78 acres. As per the layout rules the applicant has Mortgaged 15 % of the plotted area i.e. Plot Nos. 24 to 27 and 34 to 39 in favour of the Vice-Chairman, Tirupati Urban Development, Authority, Tirupati, vide Registered Doc. No. 2538 dated 27-04-2015 with an extent of 2742.33 Sq. yards.

As the applicant has fulfilled all the layout conditions the layout is hereby approved in **L.P.No. 22/G1/2015** 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 23, 28 to 33 and 40 to 68 only.
- 2.. The applicant is not permitted to sell the plots i.e. Plot Nos. 24 to 27 and 34 to 39 which are Mortgaged to this Authority.
3. The local authority shall ensure that no development like buildings authorized or unauthorized constructions 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 for conditions of sale executed by the applicant in favour of T.U.D.A. is 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. **the Mortgaged plot Nos. 24 to 27 and 34 to 39 in favour of T.U.D.A., shall be forfeited** 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 channel cross drainage work.compound wall around the park, pillars of 20' space along the roads of park area, avenue plantation along the roads and in park area.
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 date **28-05-2018** and submit a requisition letter for releasing of mortgaged plots /area which is in favour of Vice-Chairman, T.U.D.A. duly enclosing letter of local authority with regard to roads, open spaces (all the gift deeds) taken over by the local authority.
12. The applicant is permitted to sell the plots, other than mortgaged plots as mentioned in Item No. (2) above.
13. The layout applicant shall display a board at a prominent place in the above site showing the layout pattern with permit **L.P.No.22/G1/2015** and with full details of the layout specifications and conditions to facilitate the public in the matter.
14. The Local authority should ensure that the open space shall be developed by the applicant along with other developments.
15. The local authority shall ensure that areas covered by roads and open spaces 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.
16. Proportionate betterment charges from the individual plot owners shall be collected for provisions provision of amenities and facilities in the layout.
17. 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.

18. 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.
 6. The applicant has to form the approach road as B.T. surface and also the Southern side road as W.B.M.

18. Other conditions:-

- a. **The applicant has to submit letter and Resolution from the Panchayat before release of the Mortgaged plots.**
- b. **Permission for the plot no.7,9,10,15 and 19 with held until the Electrical lines are shifted.**

O/c.

**Vice-Chairman (F.A.C.),
Tirupati Urban Development Authority,
Tirupati.**

Encl:- . Copy of the Layout Plan.

To

Sri V. Srinivasa Rao and Others ,
D. No. 2-23-1/11 (Plot No. 23),
Sathavahana Nagar,
Opp. To Sathavahana School,
Kukatpally,
HYDERABAD 500 072..

Copies to :-

1. The District Registrar, Stamps and Registration Department, Sri Balaji Registration District, Tirupati for information and necessary action.
2. The Sub-Registrar, Stamps and Registration Department, Renigunta.
3. The Panchayat Secretary, Elamandyam Gram Panchayat, Renigunta Mandal.
4. Sri M. Rama Gopi, A.D.M., Building Inspector, TUDA, Tirupati.
5. Copy to stock file.