

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

PRESENT: SRI I. VENKATESWARA REDDY, M.A., L.L.B.,

L.P.No.50/G1/2013
Roc.No.1624/G1/20

Dated: 23-07-2013

Sub:- TUDA – Tirupati - Planning Wing – Layout in Survey No. 62/A,62/B of Vikruthamala village, Yerpedu mandal – Approval of layout – Released – Orders – Issued.

- Ref:-
1. Application of Smt. K. Vijitha, dated:14-05-2013.
 2. This office endorsement in Roc.No. 1624/G1/13, dated 03-06-2013, & 04- 07-2013
 3. Letter dated: 14-06-2013, & 09-07-2013 received from the applicant.
 4. Registered Gift Deed for Park & Road widening portion Deed No. 2854/2013, dated:06-07-2013.
 5. Registered Mortgage Deed No. 2855/2013, dated: 06-06-2013.
 6. Gift deed for Layout Roads, dated: 06-07-2013.

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ORDER:

The application of Smt. K. Vijitha for approval of layout in Survey No. 62/A, 62/B of Vikruthamala village, Yerpedu mandal in an extent of 1.00 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 1.00 acres. As per the layout rules the applicant has executed a Registered Mortgage Deed No. 2855/2013, dated: 06-06-2013 in favour of Vice-Chairman, T.U.D.A. for the Plot Nos. from 5 and 6 only to an extent of 681.09 sq. yards.

As the applicant has fulfilled all the layout conditions the layout is hereby approved in **L.P.No. 50/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. from 1 to 4 and 7 to 12 only.
2. The applicant is **not permitted to sell the plots/area** which are mortgaged in favour of T.U.D.A. vide Deed No. 2855/13, dated: 06-06-2013 i.e. from Plot Nos. 5 and 6 and the local authority shall ensure that no development like buildings authorized or unauthorized come up in the site.
3. This permission for developing the land shall not be used as proof of the title of the land.
4. The applicant shall solely be responsible for the development of layout and in no way T.U.D.A. will take up development works.
5. The deed of mortgage by 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.

6. In case the applicant/developer fails to develop the layout area with the infrastructure facilities as specified by T.U.D.A. **the area so mortgaged 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.
7. The layout development works consists of road formation with W.B.M. drainage channels, cross drainage work, boundary pillars are to be constructed for the park area (for the sides facing roads only) and compound wall height 1.53 mts., is to be constructed for park area (for the sides facing other than roads) avenue plantation and Rain Water Harvesting Pits as per the specifications enclosed.
8. Boundary pillars all round the park shall be constructed at 20' C.C. as per specifications.
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 one year i.e. by dated: **22-07-2014** 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. 50/G1/2013** 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 **ThreeYear** 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.

19. Other conditions:-

Sd// I. Venkateswara Reddy
Vice-Chairman,
Tirupati Urban Development Authority,
Tirupati.

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

Planning Officer

Encl:-

1. Copy of the Layout Plan.
2. Copy of the specifications.

Copy to:-

Smt.K.Vijitha
C/o A.Munirathnam Naidu,
7-113, Padmavathipuram,
Tirupati.

Copy to:-

1. The District Registrar, Tirupati for information and necessary action.
2. The Revenue Divisional Officer, Tirupati Rural for collecting charges.
3. The Panchayat Secretary, Vikruthamala Gram Panchayat.
4. Sri. S.V.Subba Rayudu B.I., TUDA, Tirupati.
5. The stock file.
6. Copy to Sub-Registrar, Thottammedu.