

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

M.A&U.D (M) Dept – A.P. Regulation of Unapproved and Illegal Layout Rules 2007 - Certain amendments - Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M1) DEPARTMENT

G.O.Ms.No. 113

**Dated: 31 - 01-2008.
Read the following**

G.O.Ms.No.902 M.A. & U.D. Dept Dated 31-12-2007

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ORDER:

Whereas the Government in order to bring all the unplanned areas into the fold of planned development, has issued the Rules in G.O. read above for Regulation of Un approved and Illegal Layouts.

2. And whereas, while the said rules were under implementation, several representations have been received by the Government from various quarters including NGOs, Mayors and Chairpersons of Municipal Corporations and Municipalities, Plot owners / Resident Welfare associations requesting reduction of penalisation charges, payment of penalization charges in installments and extension of time for submission of applications etc.

3. And whereas, Government after careful consideration of the matter, have decided to issue amendments to the A.P.Regulation of Un approved and Illegal Layouts Rules, 2007.

4. Now, therefore in exercise of powers conferred under Section 58 of the AP Urban Areas (Development) Act, 1975, Section 585 of the HMC Act, 1975, Section 44 (2) (v) of the AP Town Planning Act, 1920, and Section 326 (1) of the AP Municipalities Act, 1965, the Government hereby issue the following Amendments to the A.P.Regulation of Un approved and Illegal Layouts Rules, 2007 issued vide G.O. read above.

AMENDMENTS

1. In Rule 6, for the words, “60 days” the following shall be substituted namely:
“90 days”

2. Rule 8 (i) (a) shall be substituted with the following, namely::

“ Basic penalization charges on pro-rata basis, which are inclusive of betterment charges, development charges and layout scrutiny charges, penalty and other charges, at the following rates.:

**TABLE I
BASIC PENALISATION CHARGES**

Plot Area in Sq,mts	Basic Pro-rata Penalisation Charges in Rs per Sq.mt
Less than 100	200
101 to 300	300
301 to 500	400
Above 500	500

The actual penalization charges will be the percentage of basic penalization charges as mentioned above and shall be calculated based on the land value prevailing as on 1.1.2008 as given below:

**TABLE- II
PENALISATION CHARGES WITH REFERENCE TO LAND VALUE**

Market Value of the land as on 01-01-08 (sub-registrar value) in Rs per sq.yard	Penalisation Charges (% of basic penalization charges)
Above 25000	100% of Basic Penalisation Charges
20001 to 25000	90% -do-
15001 to 20000	80% -do-
10001 to 15000	70% -do-
8001 to 10000	60% -do-
5001 to 8000	50% -do-
3001 to 5000	45% -do-
2001 to 3000	40% -do-
1001 to 2000	35% -do-
501 to 1000	30% -do-
Upto 500	25% -do-

3. The Rule 8 (ii) shall be substituted with the following;
“The above charges may be remitted in full at the time of submission of application form or 50 % of the said amount shall be paid along with the application form and balance 50% shall be paid within 6 months from the date of submission of application”
4. The Rule 10(b) shall be substituted with the following;
“10% openspace contribution charges to be insisted or reserve equivalent land within their site by readjusting the plots. Where such openspace is not provided in such unapproved layout sites, pro-rata openspace charges shall be paid as given below:
- (i) ***in case of existing buildings in unapproved layouts the openspace charges shall be collected based on the land value prevailing as on the date of registration of such plot.***
- (ii) ***in case of open plots, option is given to the plot owner to pay the same at the time of regulation of plot as per the market value prevailing as on 1.1.2008 OR at the time of applying for building permission as per the rate prevailing as on the date of application for building permission.***

(BY ORDER AND IN THE NAME OF GOVERNOR OF ANDHRA PRADESH)

**S.P. SINGH
PRINCIPAL SECRETARY TO GOVERNMENT**

To
 The Commissioner and Director, Printing , Stationery and Stores Purchase A.P. Hyderabad (in duplicate, with a request to publish the G.O. in the Extraordinary Gazette of A.P. dated 31-01-08, and furnish 1000 copies to Government)
 The Director of Town and Country Planning, A.P. Hyderabad.
 The Commissioner and Director of Municipal Administration, A.P. Hyderabad.
 The Commissioners of all Municipal Corporations/ Municipalities in the State, through CDMA.
 The Vice chairman of all Urban Development Authorities in the State
 All Departments of Secretariat
 All Heads of Department.
 The Director General Fire Services.
 The Chairperson, AP Transco.
 The Managing Director, H.M.W.S&S.B, Hyderabad.
 The Engineer in Chief (Public Health) Hyderabad.
 The Commissioner & Inspector General of Registration & Stamps.
 The Managing Director, AP Housing Board.
 The District Collectors of all Districts.

Copy to:
The Special Secretary to Chief Minister.
The P.S. to Minister(M.A).
The P.S. to Principal Secretary to Government (MA&UD Dept)
The P.S. to Secretary to Government (M.A&U.D. Dept)
S.F/S.C.

//FORWRDED BY ORDER//

SECTION OFFICER