

**ANDHRA PRADESH LAND DEVELOPMENT (LAYOUT AND SUB-DIVISION
RULES 2017)**

APPENDIX - A

{{See Rule 7(3) (h) and 7(5)(k)}

DEED OF MORTGAGE

This indenture made this day _____ of two thousand _____ between
Sri _____ **S/O** _____

_____ **Resident at** _____

(here in after called the '**Mortgagor**' which expression shall unless excluded by or is repugnant to the subject of context, include his executors, administrators and assignee) of the one part, and **Vice-Chairperson, Anantapuramu-Hindupur Urban Development Authority (AHUDA)** called the '**Mortgagee**' (which expression shall unless excluded by or is repugnant to the subject or context, include his successor in office and assignee) of the other part:

Whereas the Mortgagor is the absolute and sole beneficial owner and is seized, possessed of or otherwise well and sufficiently entitled to the land and premises here in after described in the schedule - A hereunder written and for greater clearance delineated on the Plan annexed here unto and thereon shown with boundaries thereof coloured and expressed to be hereby conveyed, transferred and assured (here in after referred to as the said 'Mortgaged Property')

And where as the Mortgagor applied for permission under the Andhra Pradesh Municipal Corporation Act. 1955 (adapted GHMC Act 1955) the Andhra Pradesh Municipal Corporation Act, 1994/ the Andhra Pradesh Municipal Corporation Act, 1965 / the Andhra Pradesh town planning Act, 1920/ the **Andhra Pradesh Metropolitan region and Urban Development Authorities Act, 2016** / the Andhra Pradesh Panchayath Raj Act, 1994 and Andhra Pradesh land development (Layout and Sub-Division) Rules 2017 make a layout and form a new private street or road and building plots for Residential purposes/Non-Residential purpose and in the land bearing

Sy.Nos: _____

Situated at _____ **(Village),** _____
(Gram Panchayat), _____ **(Mandal), Anantapuramu**
District.

And Where as the Mortgagee having accepted the same, has sanctioned the final layout plan (FLP) with File No. _____ subject to the condition that the following works will be completed by the mortgagor within three years from the date of communication of the Final Layout Plan (FLP) and subject to condition that on completion of the works to the satisfaction of the executive Authority, the sanctioned Final Layout Plan (FLP) will be released.

And I will abide by the below infrastructure developments to be taken up in the layout sanctioned and I will abide for any corrections or changes insisted will be carried out and after satisfying by the Authority the Mortgaged plots may be released.

**Infrastructure Development Specifications to be followed by layout Owner/
Developer:**

ANANTHAPURAMU - HINDUPUR URBAN DEVELOPMENT AUTHORITY (AHUDA)
ANANTHAPURAMU

The Authority of AHUDA has Approved vide Authority Meeting No. 11/2022, Dated: 16-02-2022 certain Modifications with the Existing Specifications for Providing Infrastructure facilities in the approved FLP Layouts for releasing of Mortgage Deed (Land Development Completion Certificate/LDCC)

Specifications for Providing Infrastructural facilities in the Layouts

1. NAME BOARD:

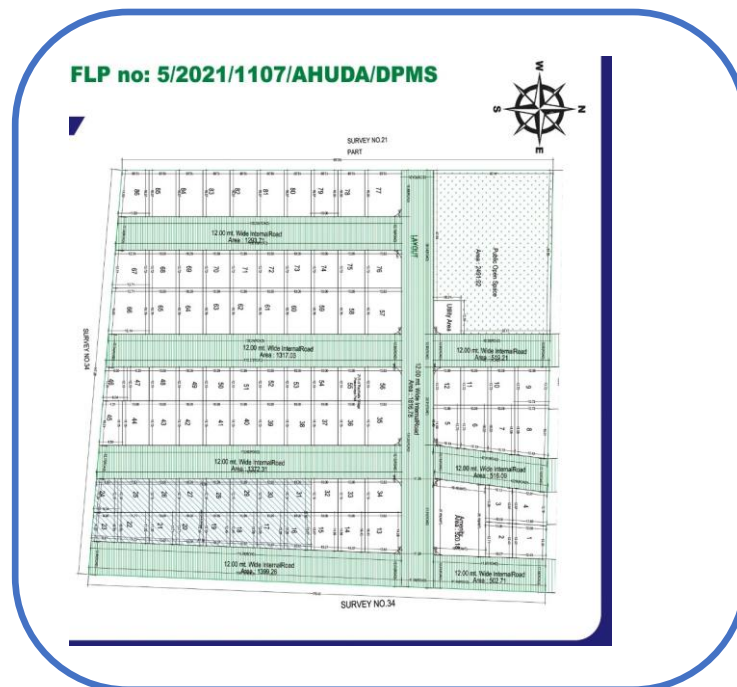
Details of FLP Layout Particulars and Infrastructure Details Display at Prominent Place of Layout with MS Pipes/ Tubes / Angulars as Directed by the Departmental Authorities



GOVERNMENT OF ANDHRA PRADESH
ANANTHAPURAMU - HINDUPUR URBAN DEVELOPMENT AUTHORITY (AHUDA)

- ❖ Approved Layout : FLP No....., Dated: (Mortgage).
- ❖ Applicant Name : S/o
- ❖ Layout Details : Total Layout Area:, Total No. of Plots:

MODEL NAME BOARD:



S.No	Usage in Area	Area in Acres.	Area in %.
1	Plotted Area	3.2047	52.20 %
2	Left Over Owners Land Area	0.0000	0.00 %
3	Road Area	2.1616	35.21 %
4	Buffer Zone Area	0.0000	0.00 %
5	Amenity	0.1897	2.09 %
6	Public Open Space	0.6157	10.03 %
7	Utilities Area	0.0306	0.50 %
	Total	6.1393	100.00 %
	Mortgage Deed No./.....,	0.4856	15.15%
	Plot Nos: (..... Nos)		

❖ Layout Developments as per Government Norms:

S.No	Development Name	Length in K.M. / Nos
1	B.T .Roads: 40 ft. (12m) min. 23' (7m) Width. 60 ft. (18m) min. 36' (11m) Width.	0.75
2	Drains (min. 300 mm), Culverts with Proper Disposal	1.50
3	Water Supply Distribution Network with Bore Well (min. 90 HDPE) with Over Head Tank	1.50
4	Electricity (3 Phase) Lines with Transformer as per APSPDCL norms.	0.90
5	Avenue Plantation	0.75
6	Rain Water Harvesting Structure (RWHS) with Plantation at Open Spaces	2
7	Street Lighting with min 20. W. LED	25

2. B.T ROADS / C.C ROADS:

I. Standard Width of the carriage way to be formed according to the width of the roads (Right of way)

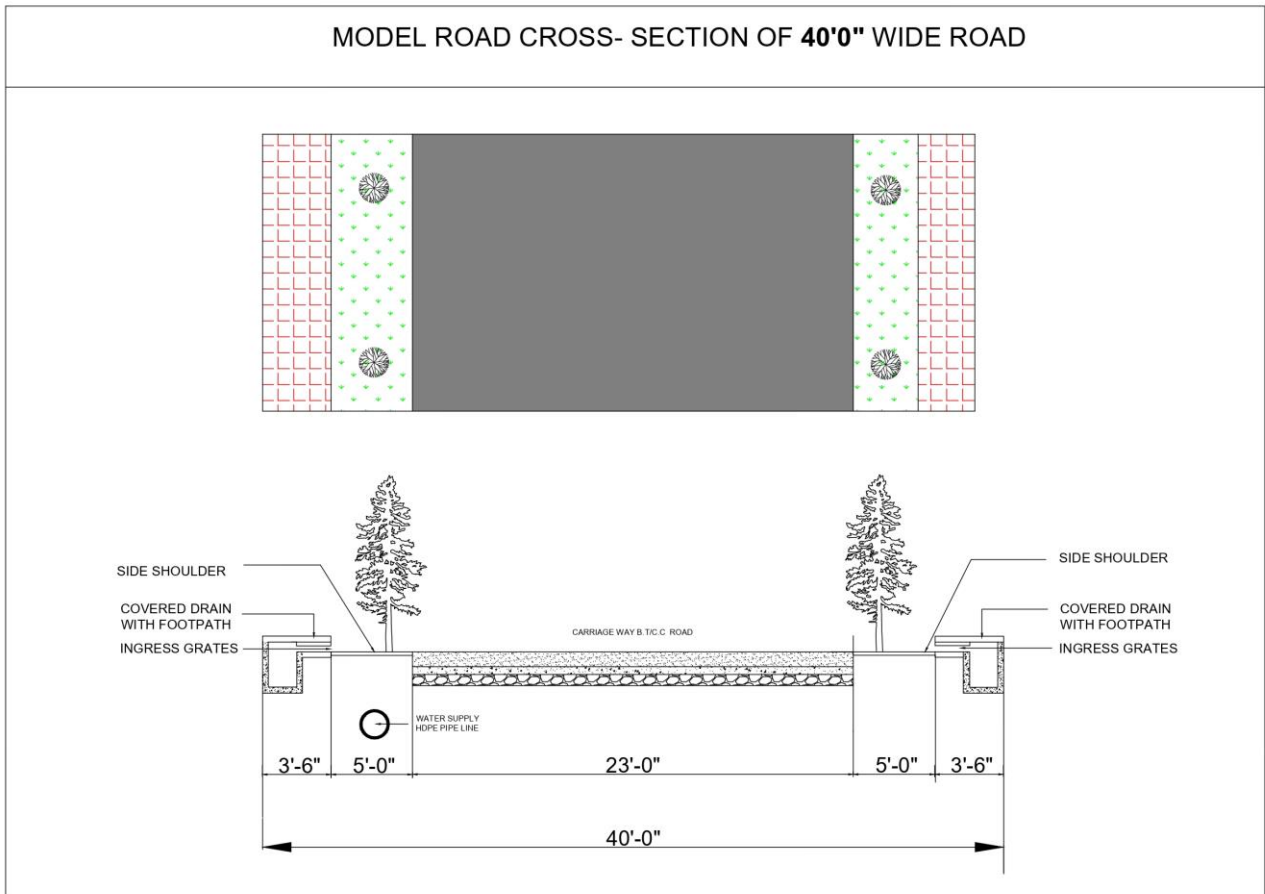
Width of the Road Way)	Width of the Splay required at the Junction of the road	Width of the carriage (Right of Way of the road
10 mt. (33')	2.00 mt.	6.00 mt. (20')
12 mt. (40')	3.00 mt.	7.00 mt. (23')
18 mt. (60')	4.50 mt.	11.00 mt. (36')

II. Specification for the Formation of B.T. Surface Roads:

- (1) Sub-base to the roads shall be provided with Compacted **GRAVEL/QUARRY RUBBISH** base of 300mm thick in two layers each not exceeding 225mm thick loose compacted to 150mm thick, spreading to proper grade and camber, watering & compacted with 8 to 10 T. Power Road Roller to get the required Compacted thickness.
- (2) Base Course to the roads shall be provided with **WET MIX MACADAM (WMM)** surface of 225 mm thick compacted as follows:
 - (a) Providing WMM surface with Graded Hard Granite Crusher Metal 200mm thick loose compacted to 150mm thick in two layers, including spreading in uniform thickness, hand packing, sectioning, and compacted with 8 to 10T. Power Road Roller/ Vibrating Roller in stages to proper Grade and camber, applying and brooming requisite type of screenings/binding materials to fill up the interstices of Coarse aggregate, watering and compacted to required density.
 - (b) Providing WMM surface with Hard Granite Crusher metal 100mm thick loose compacted to 75mm thick including spreading in uniform thickness, hand packing, sectioning, compacted with 8 to 10T. Power Road Roller/ Vibrating Roller in stages to proper Grade and camber, applying and brooming requisite type of screenings/binding materials to fill up the interstices of Coarse aggregate watering and compacted to required density.
- (3) **B.T. ROAD** with BITUMINOUS CONCRETE of 30mm thick Compacted with hot mix plant as per Specification pre mixed with Bituminous binder of VG-30 Grade including Tack coats on prepared surface and rolling with 8 to 10T Power Road Roller/ Vibrating Roller as per latest MORTH (5th Revision) Specifications with Proper grade and Camber.

(OR)

CEMENT CONCRETE ROAD WITH M30 GRADE DESIGN MIX Not less than 170 mm thick as per Design with proper grade and camber

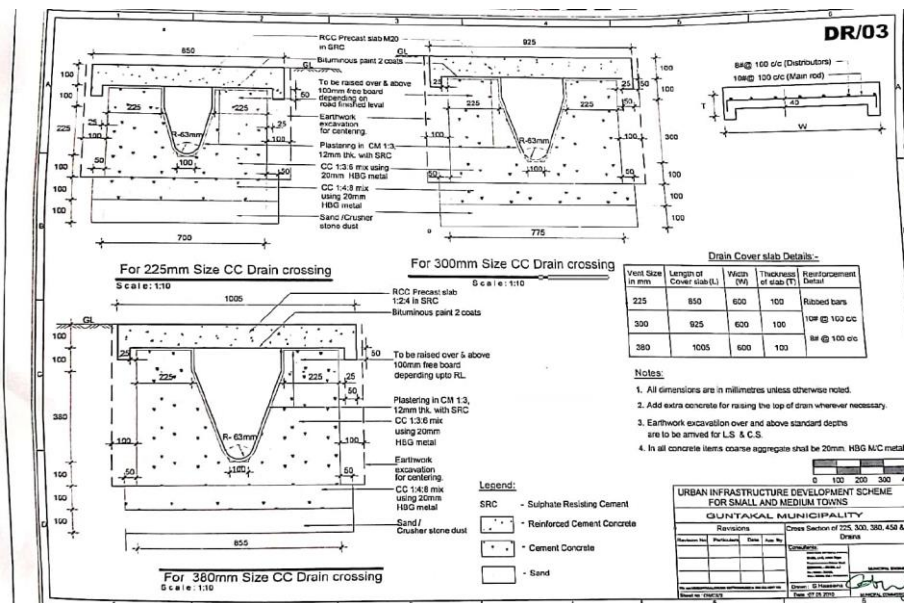
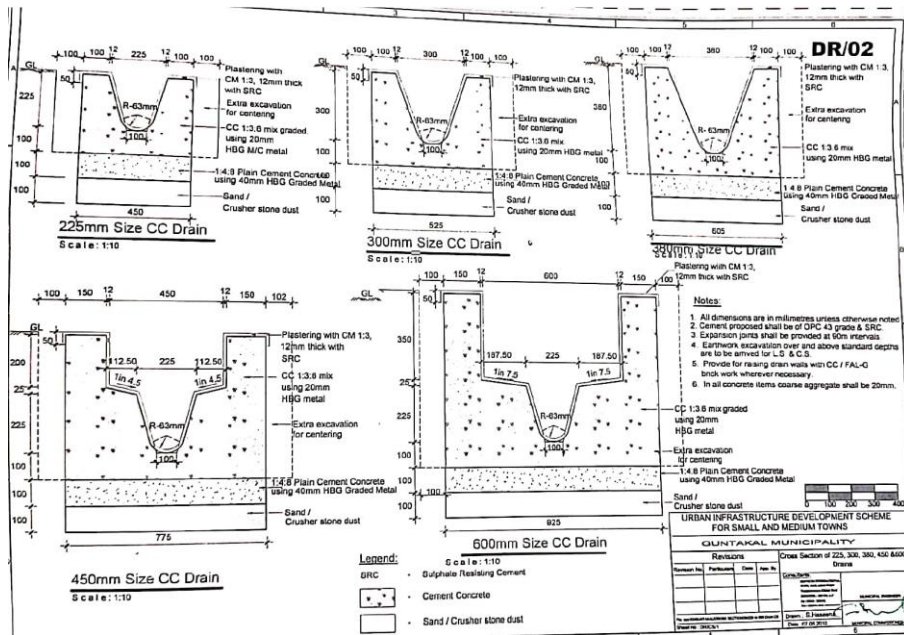


3. CONSTRUCTION OF DRAINS:

Drains Shall be Constructed at the Boundary of Road Margin / Plot with Footpath including proper Gradient and disposal Drains with Storm Water Drains as per Designs.

- (a) Surface drains of min 0.30m. Size with Masonry/Concrete shall be constructed and plastered with CM (1:3) mix 20mm/12mm thick.
- (b) Construction of Cross Drainage Works: The Road crossings are to be provided with cross drainage work such as pipe culverts or RCC slab culverts to the total width of the respective roads as follows:
 - (i) For the drain of less than 0.60m. Width pipe culvert is to be provided with a minimum dia of 450mm RCC NP2 class pipes/ NP3 class pipes with necessary cushion over the pipes. The body walls shall be provided with Masonry/Concrete duly plastered.
 - (ii) For the drains of more than 0.60m. Width RCC Slab culvert is to be provided with Masonry/Concrete body walls and M20 grade RCC slab as per IRC designs.
- (c.) RCC NP2/ NP3 class pipes of min 200m or stone ware pipes of Min 150mm dia shall be provided over first class bedding with granular material of 150mm thick suitably COMPACTED/RAMMED to proper grade including man hole arrangements at suitable intervals duly making suitable arrangements for disposal of road surface water to the drain i.e. it is to be laid below the ground level.

MODEL CROSS SECTION OF DRAINS & CULVERTS:



4. WATER SUPPLY WITH OVER HEAD TANK:

Water supply distribution network as shown below shall be provided and Over Head Tank of capacity @ 700 Liters/each plot shall be constructed including developing of necessary source (OR) Secure firm commitment from any water supply authority for meeting the daily requirement of water.

- (a). Water Supply: Drilling of Borewells 165mm Dia Borewells with sufficient yield Capacity, Erection of submersible motor pump set (ISI Brand) and laying of Pipeline from Borewells to Over Head Tank.

- (b). Over Head Tank Capacity at 700 Ltrs per Each Plot as per Designs.
- (c.) Distribution Network: Laying of HDPE Pipes with PE 100 Grade 6 Kg per Sq. cm. confirming to IS Specification with 200 mm Dia (OD), 160 mm Dia (OD), 110 mm Dia (OD), HDPE Pipe line from Over Head Tank to tail end point covering all plots with sufficient pressure as per Design.
- (d) The Meter Connection Shall be in favor of Gram Panchayath Secretary

5. OPEN SPACES:

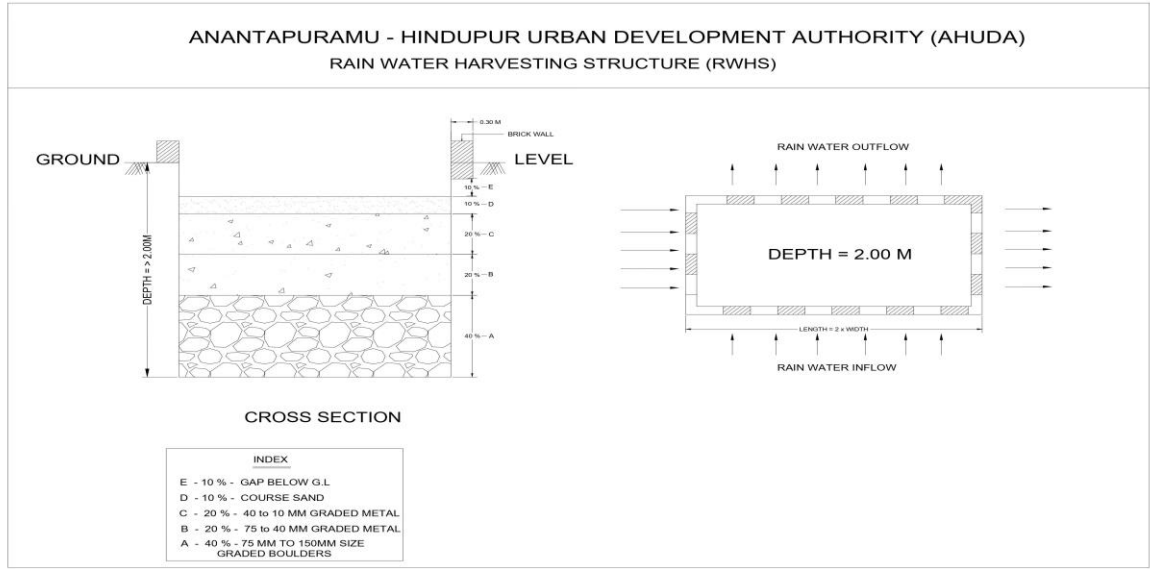
- (i). The Open Spaces shall be enclosed with a COMPOUND WALL with a stable and suitable foundation and 0.60 Mt. RR Masonry basements above Ground -Level and 0.90 Mt. or above height RCC Ornamental Jellies / Ornamental MS grills / Ornamental Brick walls over RR Masonry Basement with MS Gates for open spaces.
- (ii). Parks.
- (iii). Rain Water Harvesting Structure (RWHS) in open spaces / parks with filter media as per standard specifications.

Rain Water Harvesting Structure (RWHS) shall be constructed with sufficient capacity at LOWEST POINT of the Open Spaces / Parks with filter media as per standard specifications as Directed by the Departmental Authorities.

MODEL COMPOUND WALL:



RAIN WATER HARVESTING STRUCTURE (RWHS):



6. ELECTRICITY LINES:

Layout Electricity Lines & Poles should be provided as per APSPDCL norms with LED Street light Luminaries 20 Watt or above with fixtures the completion certificate from APSPDCL Authorities.

The Meter Connection Shall be in favor of Gram Panchayath Secretary

Andhra Pradesh Southern Power Distribution Company Limited (APSPDCL)
LAYOUT ELECTRICAL LINES COMPLETION CERTIFICATE

It is to certified that the Layout – Anantapuramu Hindupuram Urban Development Authority **(AHUDA)**.....Panchayat in Sy No..... of Village/Locality,.....Mandal, District Anantapuramu to an Extent of -----Acres belongs to Sri/Smt.....Final Layout Plan (with Mortgage) in F.L.P. No.-----
-----has inspected the Layout from time to time during the Erection of the Electrical lines, Transformers and Electrical Pols as per Norms of APSPDCL Authorities.

The Applicant/Developers Completed the work of Layout Electrical lines, Sufficient Capacity of.....K.V.A. Transformer , Number of Electrical Poles and **Commissioned the Power Supply to the entire Layout as per APSPDCL Norms.**

Assistant Executive Engineer
.....Sub Division
.....Mandal
Anantapuramu District

Deputy Executive Engineer
.....Sub Division
.....Mandal
Anantapuramu District

7. AVENUE PLANTATION:

Avenue plantation of two year tall plants on either side of the layout roads and in open spaces has to be taken up simultaneously along with formation of roads and should be maintained with the following specifications.

a) Any of the following species can be selected for raising avenues.

1. Peltophorum Ferruginum (Patchathurai)
2. Samanea Saman (Nidraganneru (or) rain tree)
3. Albezia Lohbeck(L) Benth (Dirisenam)
4. Azardinachta India A Juse Melva Indica Line (Vepa)
5. Pongamia Gabra (Kanuga)
6. Mangifera India (Mamidi)
7. Jamun
8. Deloniw Regiix (Errathurai)
9. Tamarindus India (Chinta)
10. M.Cassia Siamia.
11. Banhimia Variagata.

b) The plants shall be planted at a distance of 10Mtrs. Or at plot corners on both the sides for alternative plots along 40'-0" wide roads and both the sides for every corner of the plots for more than 40'-0" wide roads.

c) Plantation shall be raised in the open spaces.

d) All the plants shall be protected with tree guards or fencing.

The Applicant / Developer Shall Produced the Completion Certificate Handed Over to the Concerned Gram Panchayath Secretary with Full Details of Road Network, Water Supply Network, Electrical Lines, Strom Water Drains, Open Spaces with Compound Wall, Rain Water Harvesting Structures, Avenue Plantation as Directed by the Departments.

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