

GUIDELINES FOR REGULARIZATION OF UNAPPROVED LAYOUTS AND PLOTS IN ULBs AND UDAs

1. Objectives:

1. To bring all unauthorized Layouts/subdivisions into planning frame work and regulate the development.
2. To facilitate the implementation of Master Plan.
3. To improve the circulation pattern of roads.
4. To provide relief to the several persons who have purchased plots without awareness about layout regulations/layout permissions.

2. Compulsory submission of applications:

Applications under this scheme shall be filed compulsorily with all enclosures in the prescribed form by owners of plots in unapproved layouts through the Online Only. The URL of the Website for applying is www.dtcp.ap.gov.in

3. Who can apply under LRS:

1. Individual plot owners in unapproved layouts having registered sale deed executed prior to 31-08-2019.
2. Layout Developer /Associations / Societies / Welfare Society / representing the unapproved layout plot owners having registered sale deed executed prior to 31-08-2019.

4. Services of Technical Personnel:

1. In every Nagar Panchayat, Municipality, Municipal Corporation, the Commissioner shall utilize the services of Ward Planning and Regulation Secretaries to assist citizens in preparation of plans at free of cost and for filing of applications through on-line. In addition, the citizens can utilize the services of Registered Architects/LTPs also.
2. In UDAs, the services of the students of ITI / Polytechnic / Engg. Colleges shall be utilized on payment of nominal charges.

5. Payment of Penalisation charges

The applicant shall pay the Penalisation charges as shown hereunder

1. Penalization charges are fixed based on plot size and value of the land. For smaller plots and lower value plots, the charges are fixed at lower rates.
2. Penalization charges are inclusive of betterment charges,

development charges and layout scrutiny charges, penalty and any other fee/charges as shown in Table –I.

3. The actual penalization charges will be the percentage of basic penalization charges and shall be calculated based on the land value prevailing as on 01.08.2019 as shown in Table –II.
4. Proportionate Open Space Charges towards shortfall of open space as per Rule.9(2) of G.O.Ms.No.10MA, dated 08.01.2020
5. In cases where an application is received in a site that is contrary to the land use stipulated in the statutory plan, the competent authority can regularize the same except those specified in Rule 6 by levying the necessary Change of Land Use (CLU) charges as per the rates prescribed in the following G.Os
 - a. G.O.Ms.MO. 439 MA&UD Dept dt.13.06.2007 (For APCRDA)
 - b. G.O.Ms.No.158 MA&UD Dept dt. 23.03.1996 (For local bodies not covered in UDAs)
 - c. G.O.Ms.No.87 MA&UD Dept dt. 27.02.2018 (For local bodies covered in UDAs/ VMRDA/ VKPCPIR-SDA/ IALA)

6. Scrutiny of applications

- The Scrutiny of single plot regularization shall be done based on the In principle layout pattern approved by the concerned competent authority.
- The concerned sanctioning authorities with the assistance of Ward Planning Secretaries have to Identify and collect the following details of all unauthorised layouts within the jurisdiction of ULBs.
 - i. Copy of layout plan
 - ii. Name of the Revenue village
 - iii. Ward Number
 - iv. Town survey Number
 - v. Extent of layout
 - vi. No of plots sold out
 - vii. Name and address of the Layout Developer
- The sanctioning authorities shall take the assistance of LTPs /Architects/ Engineers in Identification of Unauthorized layouts and collection of data including layout plans.
- The Town planning staff in ULBs shall utilize the services of Ward Planning Secretaries to collect all the above details of unauthorised layouts and prepare layout pattern duly taking into consideration of surrounding road network, provision of 14% Open space for the area of unsold plots etc,.
- The sanctioning authorities shall submit all such unauthorised layout plans to concerned competent authorities within 30 days from the date of issue of LRS G.O. for in principle approval of layout pattern.
- After receipt of the details of unapproved layouts, the concerned competent

authorities shall accord in principle approval for layout patterns and communicate to the sanctioning authorities.

- The Sanctioning authorities shall notify all such layouts duly inviting objections and suggestions on the layout pattern by giving a time period of 15 days.
- After Expiry of time period, all the objections and suggestions shall be examined and finalise the layout pattern.
- The individual plot owner/promoter shall apply for regularization separately.
- The Individual plot in a layout shall be scrutinized with reference to the in principle approved layout pattern.

7. Consequences in case of failure to apply under the scheme:

Where an application for regularization of unapproved layout /plot has not been filed, the following consequences have to be faced

- i. Such layouts/plots would be treated as continuing offence and penalty as per amended Municipal laws will be levied.
- ii. No regular water supply connection and services like drainage and sewerage would be provided.
- iii. Such sites would be recorded in the prohibitory register of the Registration Department to prevent sale / disposal or transaction of such sites.
- iv. No building permission will be granted in unapproved layouts.
- v. Penal action will be taken against the buildings constructed in such unapproved layouts including demolition of the building as per Rules

8. Wide Publicity about LRS

The Competent authorities /Sanctioning authorities shall give wide publicity about the guidelines of the scheme in the following manner

- i. Brief advertisement in Local News papers/electronic media
- ii. Hoardings, Cinema slides, short films etc.,
- iii. Ward level awareness meetings with residence welfare associations, NGOs, Builders associations, Plot Owners associations and other stake holders.