



<b>II DETAILS OF LAND OWNER/DEVELOPER/LICENCED TECHNICAL PERSONNEL</b>				
<b>Sl. No.</b>	<b>Name</b>	<b>License No.</b>	<b>Address with Mobile No. &amp; e-mail</b>	<b>signature</b>
1	Land Owner			
2	Developer			
3	Licensed Technical Personnel			

<b>III DETAILS OF THE LAND PROPOSED FOR DEVELOPMENT</b>				
1	Site Area	.....Hectares [.....Acs.....guntas]		
		.....Sq. M [.....Sq. yds]		
2	Survey Nos.			
3	Village			
4	Mandal			
5	District			
6	Zone			
7	Locality / Nearest Land mark			
8	Details of Permission (if any) sanctioned earlier <b>for the site u/r</b> and status on ground			
9	Details of Permission (if any) sanctioned earlier <b>neighbouring to the site</b> and status on ground			

<b>IV CLASSIFICATION OF LAYOUT:</b>			
1	Type of layout proposed [tick the appropriate one]	Open Layout	Gated Layout (with compound wall)
2	Whether peripheral road provided in case of Gated Layout with compound wall. The Peripheral Road is mandatory in case the lands in the vicinity and rear side are not having independent access. If the peripheral road is not provided, justification for not providing the peripheral road shall be furnished duly showing the topographical plan to that extent.  Please show the detailed Plan showing the existing and Master plan roads in the site and in the vicinity duly marking the alignment of the peripheral road.		

<b>V OWNERSHIP DOCUMENTS (MAIN IN FAVOUR OF APPLICANT)</b>					
<b>Sl. No.</b>	<b>Details</b>	<b>Reg. No.</b>	<b>Date</b>	<b>Sy. No.</b>	<b>Extent</b>
1	Copy of registered sale deed				
2	Development Agreement of sale cum General Power of Attorney				
3	General Power of Attorney				
4	Pattadar Passbook / Title deed issued by Revenue Authorities in favour of Sri .....				
5	Pahanies issued by Mandal Revenue Officer Name of the Pattadar Sri .....				
	Name of the Occupant Sri .....				

<b>VI LINK DOCUMENTS (in support of Main documents)</b>					
<b>Sl. No.</b>	<b>Details</b>	<b>Reg. No.</b>	<b>Date</b>	<b>Sy.No.</b>	<b>Extent</b>
1	If the sale transaction by way of purchase registered sale deed in case of inheritance copy of pahani.  Pahani for the year .....				
	Name of the pattedar Sri.....				
2	Proceedings of the Tahsildar / RDO concerned in regard to Mutation in favour of .....				
3	Pahanies issued by Mandal Revenue Officer Name of the Pattedar Sri .....				
	Name of the Occupant Sri .....				

<b>VII OTHER DOCUMENTS</b>					
<b>Sl. No.</b>	<b>Details</b>	<b>Name</b>	<b>Document No/ Proc. No. &amp; Date</b>	<b>Sy.No.</b>	<b>Extent</b>
1	Encumbrance certificate for the last 13 years.				
2	Land Conversion certificate from the authority concerned				
3	Legal heir certificate issued by the concerned authorities if necessary				
4	ORC issued by the RDO in case of Inam lands				
5	Registered with deed / gift deed / family settlement deed / Partition deed etc. mentioned in the main of link document				
6	NOC issued by the Collector for alienation of land in respect of assignment to freedom fighters / Defence persons				
7	No objection certificate from Tahsildar / Collector if the land under reference is recorded as Government land.				
8	Any court orders if necessary OS. No. Name of the pattadar Brief history of the case				

<b>VIII LAND OWNERSHIP INFORMATION</b>							
(Based on I to IV, the details are tabulated as follows) (If required submitted this in a separate sheet)							
<b>Sl. No.</b>	<b>Doc. No. &amp; Date</b>	<b>Status</b>	<b>Vendor</b>	<b>Vendee</b>	<b>Sy. No./ Plot No./ H.No.</b>	<b>Extent (in Sq. m)</b>	<b>Schedule of boundaries</b>
							E
							S
							W
							N
							E
							S
							W
							N
							E
							S
							W
							N
							E
							S
							W
							N

<b>IX MASTER PLAN DETAILS – LAND USE &amp; ZONING REGULATION DETAILS</b>		
1	Site u/r falls in the Notified Master Plan of	
2	Land use as per Notified Master Plan	
3	Land use of the Proposed Layout	
4	Whether proposed activity is permissible as per Zoning Regulations	YES NO
5	Whether any Master Plan roads are passing through or abutting to the site	YES NO
6	If yes, the width of the existing roads and the roads proposed in Master Plan shall be mentioned duly showing the alignment of them in the Layout Plan	YES NO
7	Whether the Master Plan roads have been incorporated in the layout proposals	YES NO
8	Whether the Undertaking is given to handover the Master Plan roads free of cost to the Development Authority / Local Body	YES NO
9	The extent of the area affected in the Master Plan Roads ( in sq. m)	
10	Whether the site is affected by / close to any restricted area: (tick the applicable one)	
	a   Water bodies	

	b	Railways																			
	c	Electrical Lines																			
	d	Airports																			
	e	Defence Establishments																			
	f	Oil / Gal Pipelines																			
	g	Heritage Structures																			
	h	Environmental Clearance																			
	i	ORR Buffer Zone																			
a	<p>Water Bodies: Unless and otherwise stated, the area and the Full Tank Level (FTL) of a Lake / Kunta shall be reckoned as measured and as certified by the Irrigation Development and Revenue Development. <b>Hence the FTL and the actual extent of the water body shall be marked on the ground with the help of Revenue and Irrigation departments and the same shall be shown in the layout plan.</b></p> <p>i. Unless and otherwise stated, the area and the Full Tank Level (FTL) of a Lake / Kunta shall be reckoned as measured and as certified by the Irrigation Department and Revenue Department.</p> <p>ii. The above water bodies has been obtained? and courses shall maintained as Recreational / Green Buffer Zone and no building activity shall be carried out within:</p> <ol style="list-style-type: none"> <li>100m from the boundary of the River outside and Municipal Corporation / Nagara Panchayat limits and 50m with in the Municipal Corporation / Municipality / Nagar Panchayat limits. The boundary of the river shall be as fixed and certified by the Irrigation Department and Revenue Department</li> <li>30m from the FTL boundary of Lakes / Tanks / Kuntas of area 10 Ha and above.</li> <li>9m from the FTL boundary of Lakes / Tanks / Kuntas of area less than 10Ha / shikam lands.</li> <li>9m from the defined boundary of</li> <li>2m from the defined boundary of Canal, Vagu, Nala, Storm Water Drain of width more than 10m.</li> </ol> <p>iii. Unless and otherwise specified in the Master Plan /</p>		<p>Nature of Water Body: (Tick the applicable one)</p> <table border="1"> <tr><td>River</td><td></td></tr> <tr><td>Tank</td><td></td></tr> <tr><td>Lake</td><td></td></tr> <tr><td>Kunta</td><td></td></tr> <tr><td>Canal</td><td></td></tr> <tr><td>Vagu</td><td></td></tr> <tr><td>Nala</td><td></td></tr> <tr><td>Storm water drain</td><td></td></tr> </table>	River		Tank		Lake		Kunta		Canal		Vagu		Nala		Storm water drain			
River																					
Tank																					
Lake																					
Kunta																					
Canal																					
Vagu																					
Nala																					
Storm water drain																					
		Buffer Zone to be left as per Rule (in. m)																			
		Buffer Zone left in the Layout Plan (in. m)																			
		Whether the Layout plans are satisfying the rules as required for Water Bodies?	YES	NO																	
		Whether the NOC from the department of Revenue not below the rank of Joint Collector has been obtained?	YES	NO																	
		Whether the NOC from the Irrigation Department not below the rank of Executive Engineer	YES	NO																	

	<p>Zonal Development Plan.</p> <p>1) In case of (ii) (1) &amp; (2) above, the buffer zone may be utilized for road of minimum 12m width, wherever feasibility.</p> <p>2) In case of (ii) (2) above, in addition to development of recreational / green belt along the foreshores, a ring road for promenade of minimum 12m may the development, wherever feasibility.</p> <p>3) The above buffer zone to be left may be reckoned as part of tot lot or organized open spae and not for setback requirements.</p>			
b	<p>Railways:</p> <p>The distance between the Railway Property Boundary and the edge of the building shall be 30m as per Indian Railways Works Manual or as per No Objection Certificate (NOC) given by the Railway Authorities. {Buffer for the distance to be maintained}</p>	Whether the site is abutting to railway property?	YES	NO
		If Yes, whether the required 30m buffer zone has been left in the layout plan?	YES	NO
		If No, whether any NOC from Railway Authorities has been obtained?	YES	NO
		If yes, the distance between the Railway Property boundary and the boundary of the plot as per NOC (in m)		
		If yes, the distance between the Railway property boundary and the boundary of the Plot shown in the Layout Plan (in m)		
		Whether the distance (buffer zone for railway property) when in the proposed Layout Plan is satisfying the rule?	YES	NO
c	<p>Electrical Lines:</p> <p>(a) In case of HT Electricity Tower lines, the land all along below the tower line shall be developed as green belt to an extent of the width tower base and on either side of green belt there shall be a minimum of 10m wide roads or as defined in the Master Plan.</p>	Whether there is any HT Electric Tower Lines passing through the site	YES	NO
		If Yes, whether the required land all along below the tower line is proposed as green belt to an extent of the width of tower base and on either side of green belt a minimum of 10m wide roads or as defined in the Master Plan is shown in the Proposed Layout Plan? If so, give the detailed report.		
	<p>(b) In case of the other Electric Lines if passing through the site whether it is proposed to relay them all along the</p>	Whether there are any other Electricity lines passing through the site?	YES	NO

	proposed layout roads or to be retained as existing on ground	If yes, in case the same are required to be realigned all along the proposed layout undertaking is submitted to this extent?	YES	NO
d	Defence Establishments: If case of Sites within 500m distance from the boundary of Defence Areas / Military Establishments prior clearance of Defence Authority shall be obtained	Whether the site is abutting to the Defence Establishments within a distance of 500m from the site.	YES	NO
		If yes, the distance from the boundary of Defence Areas / Military Establishment to the boundary of the site. (in m) [This shall be marked on the layout plan)		
		The details of the NOC issued by the Defence Authority may be given below: .....		
e	Oil / Gas Pipelines: If case of Sites in the vicinity of Oil / Gas pipelines, clearance distance and other stipulations of the Respective Authority shall be complied with.	Whether the site is in the vicinity of Oil / Gas pipelines?	YES	NO
		If yes, whether the NOC from the concerned Authority has been obtained?	YES	NO
		If yes, give the details of the conditions given in the NOC. And also show the same on the proposed Layout Plan .....		
Specific Remarks if any				
f	Heritage Structures: (a) In case of the Sites located within the distance up to 100m from the protected monuments as notified under Archaeological Monuments and Ancient Remains Act. 1995 and as amended no construction is allowed. (b) For the Sites located within distance of above 100m and up to 200m from the protected monuments, the construction is allowed only after obtaining prior permission from the National Monument Authority. (c) For the Sites located within the vicinity of any Heritage Structure notified as per the respective law, the prior clearance from the concerned authority shall be obtained. (d) For the development / redevelopment of any	Whether the site is located in the vicinity of any heritage structure?	YES	NO
		If yes, any NOC is obtained from the concerned authority?	YES	NO
		The details of NOC and to state whether the condition followed in the proposed Layout Plan Specific remarks if any. .....		



	notified Heritage Structure the stipulations as prescribed by the respective authority shall be followed.				
g	Environmental clearance: If the site area is 50 Hectares and above, the prior clearance from the State Environmental Impact Assessment Authority (SEIAA) is required	Site area	..... Hectares		
			..... sq. m		
		If the site area is 50 hectares and above whether the prior clearance from the State Environmental Impact Assessment Authority (SEIAA) is obtained?	YES	NO	NOT APPLICABLE
		If yes, give the details of the conditions and to state whether the same has been shown in the Proposed Layout Plan .....			
	Specific Remarks if any.				
H	ORR Buffer Zone: All properties abutting ORR mandatory will have an open Buffer of 15m from the ROW outer edge. Access will not be allowed on to the service roads of the ORR directly.	Open Buffer of 15m from the ROW outer edge is provided	YES	NO	
11	Any other important features close to the site.				
12	Whether the Proposed Layout Plan is prepared keeping all the details pertaining to the mandatory restrictions Give details.				

<b>X</b>	<b>SITE INSPECITON REPORT</b>		
1	SITE INSPECTED BY (NAME OF THE Empanelled LTP)		
2	(a) Whether the site is getting access from the public road as Approach road?	YES	NO
	(b) Existing Width of the Approach Road (m)		
	(c) Whether this Approach is shown in the Master Plan		
	(d) If yes, the proposed width in the Master Plan (m)		
	(e) The affected portion of the site area	(m)	(sq. m)
	(f) Whether photograph showing the approach road is enclosed?	YES	NO
3	Typ of approach road	Established	Kucha
4	Give the detailed remarks regarding acces and approach road to the site		
5	Physical Features within the site: (tick the appropriate one)	<i>(All the existing Physical Features within the site shall also be shown in the Proposed Layout Plan)</i>	
(a)	i. Give the detailed remarks on the existing water bodies in the site and		

	the vicinity. (The natural course of these water bodies shall not be disturbed in the proposed development. Hence the proposed layout plan shall incorporate these existing development as per the ground position)		
	ii. Whether the buffer zone is provided for the water bodies as per rules & natural water bodies are preserved?	YES	NO
		Give details:	
(b)	Electrical lines: (The existing electricity lines may be realigned with the prior permission of the concerned authorities, for which is separate permission is required from them. Before issuing the final layout the approval of the concerned authorities shall be submitted)	Whether there is any HT Electric Tower Lines passing through the site	YES NO
		If Yes, whether the required land all along below the tower line is proposed as green belt to an extent of the width of tower base and on either side of green belt a minimum of 10m wide roads or as defined in the Master Plan is shown in the Proposed Layout Plan? If so, give the detailed report. .....	
		Whether there is Electricity lines passing through the site?	YES NO
		If yes, in case the same are required to be realigned all along the proposed layout roads whether any undertaking is submitted to this extent?	YES NO
(c)	Water supply lines		
	i. What is the source of water supply?		
	ii. If the ground water is proposed as a source of water supply, whether the report from the competent authorities has been obtained?		
	iii. Whether any existing pipe lines are available for supplying water? If so give details		
(d)	Oil / Gas Pipelines: (The existing alignment of them shall be marked and the prior NOC from the concerned authorities shall be obtained and the conditions as stipulated by the said authorities shall be followed and the Layout plan also show the alignment and the buffer as stipulated by the authorities)		
(e)	Roads; Details existing and proposed roads in the Master Plan and Layout plans may be explained.		
(f)	Other physical features if any		
6	Surrounding developments:	North:	

	If any layout is developed adjacent to the site, the same shall be furnished duly stating the details of approval given by DA/DECP & to enclose a copy of the layout plan. This shall also be incorporated in the topo plan.	South:  East:  West:
7	Other information if any	

XI TECHNICAL REMARKS						
Sl. No.	Description	As per Rule		As per Plan		Remarks
1	Site area					
2	Approach Road width					
3	Internal Road widths in the proposed Layout [Residential]	Road length as per Rule	Width of the Road	Road length as per Plan	Width of the Road as per Plan	Other Requirements
4	Public Open space: (Parks, Play grounds] & other infrastructure area to be provided (To be handed over to Local Body through registered Gift Deed)					
	Site area for Parks, Play grounds etc.			.....%		
				.....%		
		..... sq. m		.....%		
	Social infrastructure			.....%		
				.....%		
		..... sq. m		.....%		
5	Provision for services for Septic Tank / STP, Sump, OHT & Electrical Transformer etc. if any proposed.	To be provided over and above the 10% of the open space area.		.....%	.....sq. m	
6	Provision of Affordable harvesting. (This shall be marked on the proposed Layout Plan also)					
7	Area to the mortgaged in favour of DA / ULB <b>(The area to be mortgaged shall be demarcated on the proposed Layout Plan and the draft mortgage document shall also be submitted along with the application. The area os mortgage shall be the plots )</b>	15% of the Plotable area.				

<b>XII LAND USE ANALYSIS OF THE PROPOSED LAND DEVELOPMENT / LAYOUT</b>				
<b>Sl. No.</b>	<b>Particulars</b>	<b>Area in Sq. m</b>	<b>Percentage to total land</b>	<b>Remarks</b>
1	Total land area			
2	Plotted area (Regular)			
3	Plotted area (Affordable Housing)			
4	Area earmarked for Amenities			
5	Area under roads			
6	a) Site area for Public Open space (Parks, Play grounds etc.)			
	b) Area proposed for Other Infrastructure			
7	Utilities area (Septic Tank/ STP, OHT, Electrical Infrastructure etc.)			
8	Other purposes			
9	<b>Total</b>			

<b>XIII PAYMENT OF FEES &amp; CHARGES:</b>												
<b>Land Development Permit Fee:</b>												
S. No	Description	Extent of the land (in sq. m)	Unit Rate (Rs.)	Total (Rs.)	Amount Paid (Rs.)	Balance (Rs.)						
1	Initial Land Development Permit fee (@ Rs....per Sq. m on total extent)											
Rupees....												
Challan No.								Date	dd	mm	yyyy	
2	Development Charges on total extent. (As per G.O. Ms. No. 439 MA dt. 13-06-2007 & G.O. Ms. No. 275 MA dt. 12-07-2012 in case of extended area)											
3	Betterment Charges											
4	External Betterment Charges											
5	Publication Charges (inclusive of postage charges)											
6	Others											
7	<b>Total</b>											
Rupees.....												
DD No. (crossed)								Date	dd	mm	yyyy	
8	Bank Name											
	Branch											

XIV

**CERTIFICATE BY LTP**

This is to certify that the site situated in Sy. Nos. \_\_\_\_\_ of \_\_\_\_\_ (V) \_\_\_\_\_ (M), \_\_\_\_\_ District proposed for land /layout development has been personally inspected by me and found that the location, measurements, boundaries, extent, width of approach road and abutting road etc., are in accordance with plans submitted for approval. It is further certified that the proposals are scrutinized with reference to Master Plan proposals, relevant Government orders, Rules issued from time to time and proposals conform to rules as mentioned in detail in the checklist. The proposals are also scrutinized with reference to Restrictions of building activity in the vicinity of areas such as water bodies, railway properties, electric lines, airport, oil, gas pipe lines, heritage structures, religious structures etc. and are found in order.

The information furnished in the check list is true to the best of my knowledge. I am aware that I am liable for action in the event of non-conformity of any parameter to Master Plan proposals and provisions of relevant Government orders / rules issued from time to time

1	Name of the LTP	
2	Address	
	License No.	
	Phone	
	Signature of the LTP	

**XV****C E R T I F I C A T E B Y L A N D O W N E R & D E V E L O P E R**

- (1) I hereby certify that the information furnished in the application is true to the best of my knowledge. It is to further state that as required under the rules, I have engaged the services of Sri. \_\_\_\_\_ Licensed Technical Personnel.
- (2) The Licensed Technical Personnel after due diligence, certified correctness of information and the same are enclosed and form part of this application. In this regard if any information is suppressed (or) misrepresented I am aware that I am liable for action.
- (3) I undertake that I will not change the Licensed Technical Personnel till the project is completed and if at all to change it will be done with mutual agreement and another empaneled person will be appointed only after submission of the relevant agreements and after receipt of the consent from the competent authority.
- (4) I/We (jointly and severally) agree to develop the infrastructural facilities to the required standards and as per specifications prescribed by Executive Authority/Competent Authority.
- (5) I/We hereby undertake not to utilize/sell/lease dispose of any plot until all amenities are provided as indicated in the conditions of layout, and develop all the amenities prescribed in the layout rules as per specifications.
- (6) I/We undertake to hand over to the concerned local body by way of gift deed all the private streets or roads after development to the prescribed standards and lands set apart for public purpose such as parks and play grounds etc. and utilities as approved by the Competent Authority, free of cost by way of registered gift deed.
- (7) I/We hereby bind myself/ourselves to fulfill all the conditions prescribed within the prescribed period from the date of sanction of the layout, failing which concerned Authority will be empowered to forfeit the security deposit if any and the development charges.

1

Name of the Land owner (S)

Address

Phone

Signature

2

Name of the Developer

Address

License No.

Phone:

Signature

<b>XVI MANDATORY ENCLOSURES</b>																	
<b>To be submitted along with the Application cum Scrutiny Form for Land/Layout Development Permission</b>																	
<b>Sl. No.</b>	<b>DOCUMENT DETAILS</b>										<b>Required/Not required</b>	<b>Submitted</b>	<b>Not submitted</b>				
1	<b>Application for Land/Layout Development Permission signed by the Owner, Developer, Licensed Technical Personnel.</b>																
2	Self-attested Ownership Documents																
3	Pattadar Pass Book																
4	Self-Attested Title Deed issued by Revenue Authority																
5	Self-Attested Link Documents																
6	Pahanies issued by the Revenue Authority																
7	Latest Encumbrance Certificate issued by Registration Department																
8	Development Agreement of Sale cum General Power of Attorney																
9	Land use Map Extract																
10	Licence copy of LTP																
11	Licence copy of the Builder / Developer issued by ULB /DA																
14	Certificate by the Empanelled Architect/LTP																
15	Certificate by the Land Owner & Developer																
16	Payment of Layout Processing Fee																
	Rupees.....																
	Challan No.										D t	d d	m m	201			
17	Payment of Fee & Other Charges																
	Rupees.....																
	DD No.										Dat e	dd	mm	201			
	Bank Name:																
Branch:																	
18	Draft Mortgage Deed duly indicating the plots proposed for mortgage.																
19																	



<b>PLANS</b>				
1.	Location Plan (scale 1:2000) of the site and surrounding developments / lands showing surrounding roads, electricity, lines of HTL / LTL, Existing Drainage, Sewerage etc. within 500m radius of the site.			
2	Satellite Imagery for the site and the surrounding developments within 500m radius of the site.			
3	Detailed Topographical Plan (scale 1:1000) of the Proposed Site showing all the dimensions of the Site and Contours of the Land at 5m interval showing Nalas, Drains, Wells, Trees, Roads, Electric Lines etc.			
4	Proposed Layout Plans (scale 1:500) (1 Tracing Cloth/Film + 5 White /Ammonia Prints) duly signed by Land Owner, Developer, Architect			
5	Plan showing rainwater harvesting pits (scale 1:100)			
6	Photographs (4) & Videography showing four sides of the site.			
7	Mortgage Plan (scale 1:500)			
8	Extract of Master Plan / ZDP			
9	Previous Development Permission Plan copy if issued			
10	Revenue Sketch issued by Revenue authority, if the site is part of S. Nos			
<b>NOCs</b>				
1	NOC from the Revenue Department under the Andhra Pradesh Agricultural Land (Conversion for Non-Agricultural Purpose) Act, 2006			
2	NOC from Revenue Department in case of lands abut Water bodies, Water courses & nalas with sketch plan with measurements. (wherever required)			
3	NOC from Irrigation Department in case of lands abut water bodies, Water courses & nalas with sketch plan with measurements.(wherever required)			
4	NOC from Railways (wherever required)			
5	NOC from State Environmental impact Assessment Authority (wherever required)			
6	NOC from Defence Authority (wherever required)			
7	NOC from Oil / Gas Authority (wherever required)			
8	NOC from the Competent Revenue Authority in case the land is declared as surplus			
9	NOC from the District Collector wherever Government Land is allotted			
10	NOC from Highway Authorities shall be submitted if the layout boundary is abutting to NHs/SHs			
11	NOC from Forest Department if the site is abutting notified Forest			
12	NOC from State Archaeological Department wherever required			
13	NOC from Coastal Zone Management Authority wherever required			

**Andhra Pradesh Land Development (Layout and Sub-division) Rules 2017**

**APPENDIX - A**

**[See Rule 7(3)(h) and 7(5)(k)]**

**Deed of Mortgage by Conditional Sale**

This indenture made this day ..... of two thousand seventeen between \_  
Sri ..... S/o. .... resident at .....  
(herein after called the '**Mortgagor**' which expression shall unless excluded by or is repugnant to the subject or context, include his heirs executors, administrators and assignee) of the one part, and ....., Urban Development Authority/Municipal corporation/Municipality/GramPanchayat, ..... 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 hereinafter described in the Schedule - A hereunder written and for greater clearance delineated on the plan annexed hereunto and thereon shown with boundaries thereof coloured and expressed to be hereby conveyed, transferred and assured (hereinafter referred to as the said 'Mortgaged Property').

And whereas the Mortgagor applied for permission under the Andhra Pradesh Municipal Corporation Act, 1955 (adapted GHMC Act 1955)/the Andhra Pradesh Municipal Corporations Act, 1994/the Andhra Pradesh Municipalities Act, 1965/the Andhra Pradesh Town Planning Act, 1920/the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016/the Andhra Pradesh Panchayat Raj Act, 1994 and Andhra Pradesh Land Development (Layout and Sub-division) Rules 2017 to make a layout and form a new private street or road and building plots for residential / non-residential / industrial purposes, and in the land bearing S.Nos.

.....situated at  
.....(Village).....(Mandal).....(District).

And whereas the Mortgagee having accepted the same, has sanctioned the Final Layout Plan [FLP] with No. .... /in 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.

- (a) Water bound Macadam roads/BT roads, Drains.
- (b) Providing street-lights along the streets of the layout.
- (c) Planting of Avenue trees.
- (d) Construction of Compound Wall to the Public Open space and planting of trees in the park.
- (e) Provision of water supply.
- (f) Laying of storm water drain culverts, etc., along the roads of the layout.
- (g) Provision for Water Conservation Systems.

Now this indenture witnesseth as follows:

- (i) In pursuance of the Andhra Pradesh Land Development (Layout and Sub-Division) Rules, 2017 relating to the approval of layout(herein after referred as rules) and in consideration of the deposit and hypothecating of the lands as per the Schedule - B given below by the Mortgagee to the Mortgagor pursuant to the provisions contained in the said Rules, the Mortgagee do hereby covenant with the Mortgagor that he shall always duly observe and perform all the terms and conditions of the said rules.
- (ii) With the possession of the lands in favour of the mortgagee if the mortgagor completes the work as stated in para supra to the satisfaction of the Executive Authority, with in the agreed period of three years from the date of communication of the Final Layout Plan, the mortgagee shall at the cost of Mortgagor be entitled to the retransfer of the said plots or land to the Mortgagor without any further liability on the same towards the execution of works contemplated in para supra.
- (iii) It is hereby expressly agreed and declared that if there shall be any breach by the Mortgagor of the covenants it shall be lawful for the Mortgagee to sell the mortgaged properties or any part thereof in any manners as to the Mortgagee shall think fit and the Mortgagor shall forfeit the right of redemption as against the Mortgagee.
- (iv) And it is hereby declared that the Mortgagee shall be free to complete the said works with the amount so realised and the Mortgagor shall not be entitled to question the unfettered right of the Mortgagee in any court of law.
- (v) If the Mortgagee has to spend additional amount for execution of the said works over and above the sale proceeds referred to in the above para it shall be realised from Mortgagor or the purchasers of individual plots in the said layout area in the same manner as properly tax and the other plots not covered by the Mortgagee will be under the first charge towards the said excess amount spent by the Executive Authority.

- (vi) The Mortgagor shall separately convey the private streets and roads with the amenities mentioned in paras supra and the sites reserved for parks and playgrounds, etc., in the Final Layout Plan areas to the Local Authority free of encumbrance at the his cost within a fortnight after expiry of the period allowed for the completion of the works either by the Mortgagor or Mortgagee as the case may be.
- (vii) The Mortgagor shall not during the continuance of these present charge, encumber, alter or otherwise dispose of the mortgaged property unless and until the private streets and roads, and open space intended, for parks, and playgrounds, etc., are conveyed to the Local Authority for treating them as public as indicated in para supra.
- (viii) That the Mortgagee shall be in actual possession of the plots and continue to retain the same till the completion of the said works and the Mortgagor shall not interfere with possession, interest, rights, and title of the Mortgagee over the said plots in any way detrimental to the interest, rights accrued insecurity and change over the said plots to the Mortgagee till the works are completed as agreed upon.
- (ix) That the Mortgagor shall not sell, lease or otherwise dispose of the area mortgaged and no construction shall be made in such area till the release of the Final Layout Plan [FLP].
- (x) The Mortgagor does also hereby agree to pay the Government Revenue, municipal taxes over the said property if any, till the final release of the Final Layout Plan [FLP].
- (xi) The terms and conditions of this deed are binding and shall continue to be binding on the Mortgagor, his heirs, successors in interests, right as well as a title and ownership and none of them shall be entitled to question the correctness or the genuineness of the terms and conditions of this deed anywhere at any time in any count.

**SCHEDULE -A:-**

All that property bearing the Survey Nos. ...., of  
 .....(village).....(mandal)..... (district) measuring  
 ..... hectares.....Acres.....sq. yds. bounded by...

North:

East:

South:

West:

**SCHEDULE -B:-**

**The area mortgaged to the Mortgagee by the Mortgagor:**

**(i) 15% of the Plotted Area measuring  
.....hectares.....acres.....sq. yds. Bounded by**

**North:**

**East:**

**South:**

**West:**

In witness whereof the said Mortgagor here into set his hand the day and the year first above written.

**Signed by the Mortgagor**

In the presence of :

1. Witness:  
Address  
Occupation
2. Witness:  
Address  
Occupation

Signed by Sri \_\_\_\_\_ in the office of the Local Authority for and on behalf in the presence of :

1. Witness:  
Address  
Occupation  
Witness: Address Occupation