

ANDHRA PRADESH ACTS, REGULATIONS AND ORDINANCES ETC.,

The following Act of the Andhra Pradesh Legislature which was reserved by the Governor on the 21st September, 1974 for the consideration and assent of the President received the assent of the President on the 20th January, 1975 and the said assent is hereby first Published on the 27th January 1975 in the Andhra Pradesh Gazette for General information :-

ACT No.1 OF 1975

An Act to provide for the development of Urban Areas in the State of Andhra Pradesh according to plan and for matters ancillary thereto.

BE it enacted by the Legislature of the State of Andhra Pradesh in the Twenty-fifth year of the Republic of India as follows:-

CHAPTER-1 PRELIMINARY

1. (1) This Act may be called the Andhra Pradesh Urban Areas (Development) Act, 1975.

(2) It extends to the whole of the State of Andhra Pradesh.

(3) It shall come into force on such date as the State Government may, by notification in the Andhra Pradesh Gazette, appoint.

2. In this Act, unless the context otherwise required

(a) 'amenity' includes road, water-supply, street lighting, drainage, sewerage, public works, tourists, spots, open spaces, parks and play fields, and such other convenience as the Government may, by notification, specify to be an amenity for the purposes of this Act;

(b) 'Authority' means an urban Development Authority constituted under sub-section (1) of Section 3 for a development area under this Act :

(c) 'Building' includes :-

(i) a house, out-house, stable, latrine, godown, shut hut, wall (other than a boundary wall) and any other structure whether of masonry, bricks, mud, wood, metal or any other material whatsoever;

(ii) a structure on wheels or simply resting on the ground without foundations; and

(iii) a ship, vessel, boat, tent, van and any other structure used for human habitation or used for keeping or storing any article or goods; and

(iv) the garden, grounds, carriages and stables, if any, appurtenant to any building;

(d) 'building operations' include re-building operations, structural alterations of, or additions to buildings and other operations normally undertaken in connection with the construction of building.

(e) 'development' with its grammatical variations means the carrying out of all or any of the works contemplated in a master plan or zonal development plan referred to in this Act, and the carrying out of building, engineering mining or other operations in, on over or under land, or the making of any material change in any building or land and includes redevelopment ;

Provided that for the purposes of this Act, the following operations or uses of land shall not be deemed to involve development of the land, that is to say-

(i) the carrying out of any temporary works for the maintenance, improvement or other alteration of any building, being works which do not materially affect the external appearance of the building;

(ii) the carrying out by a local authority of any temporary works required for the maintenance of improvement of a road, or works carried out on land within the boundaries of the road ;

(iii) the carrying out by a local authority or statutory undertaking of any temporary works for the purpose of instructing, repairing or renewing any sewers, mains, pipes, cables or other apparatus, including the breaking open of any street or other land for that purpose ;

(iv) the use of any building or other land within the curtilage purpose incidental to the enjoyment of the dwelling house as such ; and

(v) the use of any land for the purpose of agriculture, gardening or forestry (including afforestation) and the use for any purpose specified in this clause of any building occupied together with the land so used;

(f) 'development area' means any urban area or group of urban areas declared to be a development area under sub-section (1) of section 13;