

SUBJECT NO. 30

Sub:- LRS – PLG – VUDA – The Andhra Pradesh Regulation of unapproved & Illegal Layout Rules-2007 – Layout Regularization Scheme (LRS) – Regulation of plots in unapproved layouts which are having existing approach roads through Government lands – Decision of Board – requested – Reg.

- Ref:-
1. G.O.Ms.No.902 MA&UD (M) Department, Dated: 31-12-2007.
 2. G.O.Ms.No.113 MA&UD (M) Department, Dated: 31-01-2008.
 3. G.O.Ms.No.166 Revenue (Assn.Pot) Department, Dt:16-2-2008
 4. G.O.Ms.No.271 MA&UD (M1) Department, Dt. 28-03-2008.
 5. G.O.Ms.No.329 MA&UD (M1) Department, Dt. 30-04-2008.
 6. G.O.Ms.No.388 MA&UD (M1) Department, Dt. 31.05.2008.
 7. G.O.Ms.No.456 MA&UD (M1) Department, Dt. 28.06.2008.
 8. G.O.Ms.No.684 MA&UD (M1) Department, Dt. 01-10-2008.
 9. G.O.Ms.No.880 MA&UD (M1) Department, Dt. 31.12.2008.
 10. G.O.Ms.No.65, MA&UD (M) Department, Dated: 31.01.2009.
 11. G.O.Ms.No.313, MA&UD (M) Department, Dated: 18.05.2009.
 12. G.O.Ms.No.415, MA&UD Department, Dated: 30.06.2009.
 13. G.O.Ms.No.546, MA&UD Department, Dated: 31.08.2009.
 14. G.O.Ms.No.18, MA&UD Department, Dated: 12.01.2010.
 15. G.O.Ms.No.255 MA&UD Department Dated: 14.06.2010.
 16. From Commissioner, GHMC r.No.B/5292/TPS/HO/CCP/BPS/ GHMC/2008/2168 Dated: 25.06.2011.
 17. G.O.Ms.No.256, MA&UD (M1) Department, Dt.04.07.2011.
 18. From Lr.No.55/Dir.Plng/HMDA/2011 Dated: 19.09.2011.
 19. G.O.Ms.No.455, MA Dated: 30.09.2011.
 20. From the MC, HMDA Lr.No.55/Dir. Plng/HMDA/2011, Dt:19.09.2011.
 21. From the DT&CP Lr.Roc.No.12750/2007/P3, Dt. 28.12.2011.
 22. G.O.Ms.No.589, MA&UD Department, Dated: 31.12.2011.
 23. G.O.Ms.No.251, MA&UD Department, Dated: 03.07.2012.
 24. G.O.Ms.No.397, MA&UD Department, Dated:18.10.2012.
 25. G.O.Ms.No.171, MA&UD Department, Dt.:27.4.2013

Agenda Note

The Government of Andhra Pradesh has observed that there are many unapproved and illegal layouts which are not only in violation of the Statutory Development Plan/Master Plan and Layout Rules but also deficient in layout norms and development standards and lacking in basic civic infrastructure facilities like proper roads, street lights and drainage. Such substandard and unapproved sub-divisions of land into building plots is not only defeating the very objective of planned development but also affecting the planned extension of services and amenities by the local bodies.

In order to bring all these unplanned areas into the fold of planned development and to provide basic facilities in these areas so as to promote an overall and integrated area and city level development and a better quality of life for the citizens, Government is pleased to issue "AP Regulation of unapproved and Illegal Layout Rules-2007" vide orders in G.O.Ms.No.902, MA & UD Department dated 31-12-2007. This is popularly known as "Layout Regularization Scheme (L.R.S.)" to consider Regulation of unapproved plots with registered sale deeds/Title deeds, existing prior to 31-12-2007 and it shall be compulsory for all plot owners in unapproved layouts to file application for regulation of the plot/layout, before the competent authority.

The Andhra Pradesh Regulation of unapproved and illegal layout Rules-2007, were amended time to time vide references cited and final amendment was issued in G.O.Ms.No.171 MA & UD Dept dated 27-4-2013 and extended the time for submission of new applications and process of pending applications under these rules upto **31-5-2013**.

In this connection, it is to submit that, under the AP Regulation of unapproved and illegal layouts rules-2007, the Visakhapatnam Urban Development Authority (VUDA), Visakhapatnam has received **20,391** Nos. of individual applications, requesting for regulation of plots under LRS, from the 11 Nos. of zones (including VK PCPIR) in the VUDA jurisdiction. Out of which **8,512** Nos. of plots were regularised and **5265** Nos. of plots were rejected for violation of LRS rules, Master plan zoning Regulations and C.R.Z guide lines. And **6614** Nos. of applications are pending for disposal.

In all these cases, the applicants were communicated the short fall and placed the information in website. Due to non-submission of shortfall, non-payment of balance penal amounts and also involvement of Government lands in the approach roads etc., this authority is not in a position to dispose balance applications and awaiting responses from the applicants.

A. In this regard, it is observed that **49** Nos. of unapproved layouts are having existing approach roads formed through the Government lands, viz., Government Poramboke lands, Geddas, Tank bunds, Konda (Hill) Porambokes etc. Due to which, approximately **1553** Nos. of plots are kept pending for regularisation for want of clearance from the Revenue department. Most of these approach roads are formed long back and are being utilized by the plots owners. The applicants are pressurizing the VUDA for regularizing such plots. In many cases, Panchayat Secretaries are also certifying that the road is being used for public purpose. In some cases, Irrigation department is issuing NOCs for construction of culverts on Geddas whereas the ownership rights vests with Revenue department.

In view of the above, the subject is placed before the VUDA Board for taking a decision on disposal of pending LRS applications on this ground.

B. Further the layout regularization scheme is closed on 31-5-2013 and as per LRS guide lines, the applications shall be disposed within 6 months from the date of closing the scheme i.e., on or before 31st December 2013. Whereas due to above mentioned reasons, 6614 applications are pending for disposal.

Hence, board is requested to take decision on extension of time line up to July 31st 2014 for disposal of the balance pending LRS applications, duly enouncing the decision to be applicants through various forums so as to give then fair opportunity before disposing these applications with default of compliance.

Sl. No.	Subject No.	Subject	Resolutions
30	29	VUDA-Planning- development of layout in S.No.563/1 (carved out from S.No.348) of Dakamarri on Joint Venture basis with M/s. Vensar Constructions Company Ltd - Finalisation of share of developed plots to both VUDA and developer -Regarding.	<ol style="list-style-type: none"> 1. It is decided to arrive at the share of the VUDA and Developer based on the available net marketable real estate units 2. Zero date and completion date as requested are agreed based on LP release. 3. Request of demarcating 25,000 sq.yds for the purpose of mortgaging is agreed subject to the availability of provisions in the Agreement.
31	30	LRS - PLG - VUDA - The Andhra Pradesh Regulation of unapproved & Illegal Layout Rules-2007 - Layout Regularization Scheme (LRS) - Regulation of plots in unapproved layouts which are having existing approach roads through Government lands - Decision of Board - requested - Reg.	Decided to send the proposals to Government for extending the validity beyond the allowable period of December 2013.
32	31	VUDA - PLG - Visakhapatnam - Electrification of layouts approved by VUDA - Power connection to the individuals by APEPDCL - Payment of Electrification charges - Regarding.	As the layout is approved by VUDA, the Board resolved to recommend to the Board of APEPDCL to provide electrification to the plot purchasers in this sort of layouts, by collecting the proportionate pending due from the individuals at the time of applications for electricity or building plan approvals.


