

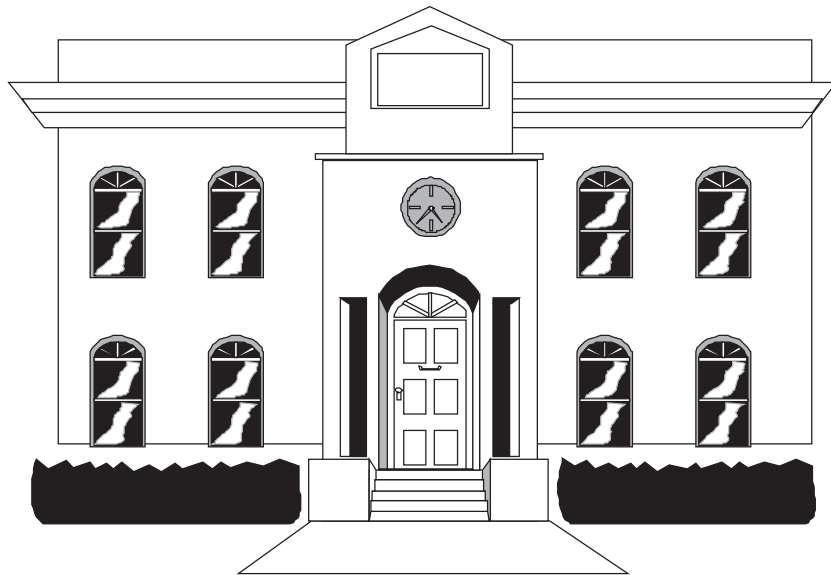


VIJAYAWADA MUNICIPAL CORPORATION



**BUILDING REGULATION AND
PENALISATION SCHEME
APPLICATION**

**RELATED TO
G.O.Ms.No. 901 M.A., Dt. 31.12.2007**



COMMISSIONER

**VIJAYAWADA MUNICIPAL CORPORATION
BUILDING PENALISATION SCHEME (BPS)**

INDEX

Sl.No.	Details	Page No.
1	Application Form & its enclosures	1-11
2	Checklist and Acknowledgement	12-15
3	Instructions to the Applicants under BPS	16
4	Guidelines for Compulsory Disclosure Scheme relating to Penalisation and Regulation of Unauthorisedly Constructed Buildings and Buildings Constructed in Deviation to the sanctioned plan in Municipal Area	17-22
5	Frequently Asked Questions under BPS	23-26
6	Rate of Penal Amount applicable to Vijayawada Municipal Corporation	27-28
7	G.O.Ms.No.901 M.A dt 31-12-2007	29-36
8	G.O.Ms.No.902 M.A dt 31-12-2007	37-42
9	List of Empanelled Technical Personnel	43-45

VIJAYAWADA MUNICIPAL CORPORATION

APPLICATION No.	BPS / / 2008
-----------------	--------------------

APPLICATION FOR PENALISATION OF UNAUTHORISEDLY CONSTRUCTED BUILDING / BUILDING CONSTRUCTED IN DEVIATION OF THE SANCTIONED PLAN

1	Name of the Applicant		
2	Postal Address		
	E-mail I.D. :		
	Fax No. :	Cell No. :	
3	Building Location		
i	T.S. No.		
ii	Door No.		
iii	Plot No.		
iv	Layout / Sub Divn. No.		
v	Street		
vi	Locality		
vii	City	VIJAYAWADA	
4	Furnish the following		
i	Copy of latest Property Tax receipt (2007-2008 / 2)	YES	NO
ii	Copy of Registered document duly attested by Gazetted Officer	YES	NO
iii	Two Photographs showing the Elevation and roof slab (front side and rear side)	YES	NO
5	Details of Site & Building		
i	Plot Area (in Sq.m)		
ii	Building Permit No. & Date if any		
iii	Sanctioned Plan copy enclosed	YES / NO	
iv	No. of Floors Sanctioned and height of building		
iv	No. of Floors and height of building from the road level as on site		
v	Total Built Up Area Sanctioned (in Sq m)		
vi	Total Built Up Area as on site (in Sq m)		

Vii	Additional built up area built a. Area in deviation to sanctioned plan within permitted floors		
	b. Area constructed without any permission or over and above the permitted floors		
6	Road Access Details		
i	Existing Road Width of abutting road		
ii	Proposed Road Width as per the sanctioned Zonal Development Plan		
iii	Details of Site and Building effected in Proposed Master Plan Road Widening (if any)		
7	Usage of the building as per approved plan (if any)	As per Sanctioned Plan	As on ground
	a. Individual Residential Building		
	b. Commercial Building		
	c. Non-Residential Building		
	d. Apartment complex		
8	Total Penalisation charges payable (as per Self Computation Table duly filled in)		
9	Demand Draft / Pay Order		
i	Amount:		
ii	D.D. No. / Pay Order No.		
iii	Date		
iv	Name of the Bank & Branch		
10	Any court case is pending regarding ownership of the site	YES / NO	
11	If yes details may be enclosed separately		
12	Certificate to be submitted by the Applicant:		
<p>✓ I hereby certify that the Building Plans, Site Plan and the particulars furnished above are true and correct.</p> <p>✓ I declare that the property for which I am applying for penalisation is not a public property and I further declare that there are no disputes/ legal cases pending in court of law regarding ownership of the site/ building.</p> <p>✓ I also declare that my application is not in contravention of land use as per the Master Plan.</p> <p>✓ In the event of the particulars furnished in the application are found to be not true, my application may summarily be rejected duly forfeiting the entire penal charges paid and I am liable for enforcement action by the Competent Authority as per the law.</p>			
Date		Name	
Place		Signature	

14	Certificate to be signed by the Licensed Technical Personnel:			
<p>✓ I hereby certify that the Building Plans and Site Plan are prepared by me duly taking the measurements on ground. The technical data with regard to the permitted built up area, as per sanctioned plan and actual built up area existing at site, extent of built up area in deviation to sanctioned plan and total built up area without any building permission is true and correct.</p>				
Signature				
Name				
License No. and Stamp				
Category	Architect	Surveyor	Engineer	Others (specify)
Address with Contact Numbers				
15	Certificate to be signed by the Structural Engineer: <i>(Certificate to be submitted in case of the buildings of height above 15 m or above)</i>			
<p>✓ I hereby certify that the building is structurally safe and the construction is in accordance with the specified designs and that I will be held responsible if the same are not in order at a later stage.</p>				
Signature				
Name				
Licence No.				
Address with Contact Numbers				

16.1. Fill up the table applicable

TABLE-1

Self Computation Table showing Penalisation Charges for Individual Residential Buildings / Commercial Buildings / other Non-Residential Buildings for the cases where Building Permission was obtained but deviated from the sanctioned plan

Sl. No	Category / Sub-category	Built Up Area as per sanctioned plan (in sft)	Built Up Area as on site (in sft)	Difference of area in (in sft)	% of violation	Rate per sft as per Annexure-I of the Rules	Total penal amount to be paid
(1)	(2)	(3)	(4)	(5) = (4)-(3)	(6) = (5) / (3)x100	(7)	(8) = (5)x(7)
A. INDIVIDUAL RESIDENTIAL BUILDINGS:							
1	Upto G+2 floors or 10m height						
2	Above G+2 floors and upto G+4 floors or above 10m and upto 15m height						
B. COMMERCIAL BUILDINGS:							
1	Up to G+1 floor						
2	Above G+1 floor and up to G+4 floors and upto 15m Height						
3	Above 15 m in height						
C. Other Non-Residential Buildings (Institutional / Educational / Industrial, etc.):							
1	upto 15m height						
2	above 15 m in height						

Signature:

Name :

16.2. Fill up the table applicable

TABLE-2

Self-Computation Table showing Penalisation Charges for Individual Residential Buildings / Commercial Buildings /Other Non- Residential Buildings for the cases where No Building Permission was obtained

Sl. No.	Category / Sub-category	Built Up Area as on ground (in sft)	Rate per S. ft as per Annexure-I of the Rules (in Rs.)	Total Penal Amount to be paid (in Rs.)
1	2	3	4	5 = 3x4
A	INDIVIDUAL RESIDENTIAL BUILDINGS:			
1	Up to G+2 floors or 10m height			
2	Above G+2 floors and up to G+4 floors and above 10m and up to 15m			
B	COMMERCIAL BUILDINGS			
1	Up to G+1 floor			
2	Above G+1 floor and up to G+ 4 floors and up to 15m Height			
3	Above 15 m in height			
C	OTHER NON-RESIDENTIAL BUILDINGS (Institutional / Educational / Industrial, etc.)			
1	Up to 15m height			
2	Above 15 m in height			

Signature

Name

16.3 Fill up the table applicable

TABLE-3

Self computing Table showing Penal Charges for Multiple Dwelling Units / Flats / Apartment Complexes

Sl. No.	Category	Permitted by Sanctioning Authority but deviated		Building Constructed Without permission /Unauthorised Floor		
		Sub-category	Penalisation Charges to be paid	Built Up Area of Apartment (in Sq. ft.)	Penalisation Charges per sft	Penalisation Charges to be paid
1	2	3(a)	3(b)	4(a)	4(b)	4(c) = 4(a)x4(b)
1	Height less than 18 mtrs	Apartment area up to 1000 sft				
		Apartment area more than 1000 sft				
2	Height 18 mtrs & above					

Signature:

Name:

17. INDEMNITY BOND & UNDERTAKING
(On Non-Judicial Stamp paper of Rs. 100 & Notarised)

(To be submitted along with Application Form)

This Indemnity Bond and Undertaking executed on this _____ day of
_____ 200 By Smt./Sri _____

S/o/W/o _____ Age _____

Occupation _____ R/o _____

Herein after called the **FIRST PARTY** which term shall include their legal heirs, successors, assignees, agents, representatives and tenants.

IN FAVOUR OF

The Commissioner of Vijayawada Municipal Corporation herein after called the **SECOND PARTY**, which term shall include all officials and staff of the **Vijayawada Municipal Corporation**.

Whereas the **FIRST PARTY** has applied for the penalisation of the unauthorized construction in Premises No.----- of -----, -----/
Sy.No.----- of _____, Vijayawada, Krishna District in the site / plot covering an extent of _____ sq m.

Whereas the **SECOND PARTY** has agreed to consider penalisation of the unauthorized construction in the said site/ plot in terms of 'the Andhra Pradesh Regulation and Penalisation of Unauthorisedly Constructed Buildings and Buildings constructed in deviation of the Sanctioned Plan Rules, 2007' and made it a condition that there shall not be any defect/litigations/Land Acquisition over the said site/land and the same shall be free from all claims of Govt./Banks/and attachments of Courts, and the **FIRST PARTY** has to indemnify the **SECOND PARTY** to this effect.

Whereas the **FIRST PARTY** having agreed to the aforesaid condition hereby indemnifies the **SECOND PARTY** with the above assurance and hereby solemnly declare that the above said site/land is the property of the **FIRST PARTY** which is possessed by him/her since the date of purchase and the same is free from all defects, litigations, claims and attachments from any courts, etc. and in case of any disputes/litigations arises at any time in future the **FIRST PARTY** will be responsible for the settlement of the same and the **SECOND PARTY** will not be a party to any such disputes/litigations.

Hence this Indemnity Bond.

FIRST PARTY _____

WITNESSES:

1. _____ Name and address _____

2. _____ Name and address _____

Sworn and signed before me on this ----- day of ----- 200 in presence of above witnesses.

PUBLIC NOTARY

Notarised under taking to be executed
on Rs.100/- N.J. Stamp Paper

AFFIDAVIT
(ULC)

I, Sri/Smt.
..... S/o. /
W/o. Aged about ()
years, R/o. situated at
.....
..... do hereby solemnly affirm and state on Oath as Under:

I, Submit that I am aware about the provisions contained under A.P. Municipal Law and A.P.Urban Areas (Dev) Amendment Act, 1992 i.e., Act no.7 of 1992.

I am the owner of the property bearing no situated
at
admeasuring Sq.mtrs. I have submitted attested copy of title deeds
of land / building duly attested by a Gazetted Officer.

I am within the limits prescribed under the Ceiling Act as our property is not exceeding Ceiling Limits.

I declare that the total extent of land held by me, our spouse or unmarried children does not exceed the ceiling limits.

In the event of any claim set forth by the Competent Authority under the Urban Land Ceiling Act whereby it has been declared that I am holding excess land I shall be solely responsible for the consequences arising there to, and mere grant of regularisation will not create any legal right in me and I hereby declare that I will surrender such extent, if so declared and acquired without any objection whatsoever either on my behalf or on behalf of my spouse or unmarried children.

It is submitted that I am within the ceiling limits. As per the provisions under sec.2(4) (b) I am submitting this affidavit which may be treated as declaration it claiming the real facts as per the provisions of the Act. Hence this affidavit is submitted.

DEPONENT

Notarised under taking to be executed
on Rs.100/-N.J.Stamp Paper

UNDERTAKING

I/We, _____,
S/o. _____
Resident of _____
D.No. _____ have applied for Building
Penalisation Scheme for the building situated at D.No. _____
R.S.No. _____ N.T.S. No. _____ Vijayawada consisting of
_____ floors only for _____ purpose.

A) I/We hereby surrender the land as mentioned below to the Vijayawada Municipal Corporation at free of cost without claiming any compensation for the purpose of widening of the road as per the master plan in the interest of Public voluntarily.

.....X.....=

B) Further, it is hereby declare that the land/building in question is the sole property of mine and it has been in my possession since the date of purchase and the same is free from all defects, litigations, claims and attachments from the Courts etc., and in case of any dispute/litigation at any time in future I will be held responsible for the settlement of same and the Vijayawada Municipal Corporation will not be a party to any such dispute/litigation.

DEPONENT

PLACE:

DATE :

List of documents to be enclosed along with the application:		Submitted	
1	Sanctioned Plan copy	YES	NO
2	Copy of Ownership document / Title Deed attested by Gazetted Officer	YES	NO
3	3 sets of Plans (one original on Tracing Paper / Cloth + 2 ammonia prints) as stated below drawn by Licensed Technical Person and signed by applicant and LTP	YES	NO
	a. Site Plan	YES	NO
	b. Location Plan	YES	NO
	c. Detailed Plan	YES	NO
	d. Section	YES	NO
	e. Elevation	YES	NO
4	Self computation table for the penalization charges	YES	NO
5	Demand Draft / Pay Order drawn in favour of the Competent Authority towards the penalization charges	YES	NO
6	Copy of latest Property Tax Receipt	YES	NO
7	One Photograph showing the Elevation	YES	NO
8	One Photograph showing the Roof Slab	YES	NO
9	Indemnity Bond	YES	NO
10	Affidavit as required under Urban Land Ceiling Act in case the total extent of the land held by the applicant does not exceed ceiling limit.	YES	NO
11	Urban Land Ceiling Clearance Certificate in case the extent of plot / site exceeds the ceiling limit	YES	NO
12	NOC from Fire Services Department (where ever applicable)	YES	NO
13	NOC from Airport Authority of India (where ever applicable)	YES	NO
14	Undertaking on Rs. 100/- N.J.S. paper for Road Widening (where ever applicable)	YES	NO
15			
16			
Total No. of Documents			

CHECK LIST & ACKNOWLEDGEMENT

(To be submitted in duplicate - one to be retained in file and another to be given to applicant as acknowledgement)

APPLICATION NUMBER	BPS / / 2008
---------------------------	---------------------------

APPLICATION FOR PENALISATION OF UNAUTHORISEDLY CONSTRUCTED BUILDING /BUILDING CONSTRUCTED IN DEVIATION OF THE SANCTIONED PLAN

VIJAYAWADA MUNICIPAL CORPORATION

1	Name of the Applicant	
2	Building Location	
i	T.S. No.	
ii	Door No.	
iii	Plot No.	
iv	Layout / Sub Divn. No.	
v	Street	
vi	Locality	
vii	City	VIJAYAWADA
List of documents to be enclosed along with the application:		Submitted
1	Copy of Sanctioned Plan	YES NO
2	Copy of Ownership document / Title Deed attested by Gazetted Officer	YES NO
3	5 sets of Plans (ammonia prints) as stated below drawn by Licensed Technical Person and signed by applicant and LTP	YES NO
a	Site Plan	YES NO
b	Location Plan	YES NO
c	Detailed Plan	YES NO
d	Section	YES NO
e	Elevation	YES NO
4	Self computation table for the penalization charges	YES NO
5	Demand Draft / Pay Order drawn in favour of the Competent Authority towards the penalization charges	YES NO
6	Copy of latest Property Tax Receipt attested by Gazetted Officer	YES NO
7	One Photograph showing the Elevation	YES NO
8	One Photograph showing the Roof Slab	YES NO
9	Indemnity Bond	YES NO
10	Affidavit as required under Urban Land Ceiling Act in case the total extent of the land held by the applicant does not exceed ceiling limit.	YES NO
11	Urban Land Ceiling Clearance Certificate in case the extent of plot / site exceeds the ceiling limit	YES NO
12	NOC from Fire Services Department (where ever applicable)	YES NO
13	NOC from Airport Authority of India (where ever applicable)	YES NO
14	Undertaking on Rs. 100/- N.J.S. paper for Road Widening (where ever applicable)	YES NO
	Total No. of Documents	

Signature of the Applicant

ACKNOWLEDGEMENT

Received the application and documents as stated above.

OFFICE SEAL

**Application
Number for
future reference**

BPS / / 2008

SIGNATURE OF THE RECEIVER

DESIGNATION

CHECK LIST & ACKNOWLEDGEMENT

(To be submitted in duplicate - one to be retained in file and another to be given to applicant as acknowledgement)

APPLICATION NUMBER	BPS / / 2008
---------------------------	---------------------------

APPLICATION FOR PENALISATION OF UNAUTHORISEDLY CONSTRUCTED BUILDING /BUILDING CONSTRUCTED IN DEVIATION OF THE SANCTIONED PLAN

VIJAYAWADA MUNICIPAL CORPORATION

1	Name of the Applicant	
2	Building Location	
i	T.S. No.	
ii	Door No.	
iii	Plot No.	
iv	Layout / Sub Divn. No.	
v	Street	
vi	Locality	
vii	City	VIJAYAWADA
List of documents to be enclosed along with the application:		Submitted
1	Copy of Sanctioned Plan	YES NO
2	Copy of Ownership document / Title Deed attested by Gazetted Officer	YES NO
3	5 sets of Plans (ammonia prints) as stated below drawn by Licensed Technical Person and signed by applicant and LTP	YES NO
a	Site Plan	YES NO
b	Location Plan	YES NO
c	Detailed Plan	YES NO
d	Section	YES NO
e	Elevation	YES NO
4	Self computation table for the penalization charges	YES NO
5	Demand Draft / Pay Order drawn in favour of the Competent Authority towards the penalization charges	YES NO
6	Copy of latest Property Tax Receipt attested by Gazetted Officer	YES NO
7	One Photograph showing the Elevation	YES NO
8	One Photograph showing the Roof Slab	YES NO
9	Indemnity Bond	YES NO
10	Affidavit as required under Urban Land Ceiling Act in case the total extent of the land held by the applicant does not exceed ceiling limit.	YES NO
11	Urban Land Ceiling Clearance Certificate in case the extent of plot / site exceeds the ceiling limit	YES NO
12	NOC from Fire Services Department (where ever applicable)	YES NO
13	NOC from Airport Authority of India (where ever applicable)	YES NO
14	Undertaking on Rs. 100/- N.J.S. paper for Road Widening (where ever applicable)	YES NO
	Total No. of Documents	

Signature of the Applicant

ACKNOWLEDGEMENT

Received the application and documents as stated above.

OFFICE SEAL

**Application
Number for
future reference**

BPS / / 2008

SIGNATURE OF THE RECEIVER

DESIGNATION

INSTRUCTIONS TO THE APPLICANTS UNDER BPS

1. Read the Guidelines, FAQs and other details provided in the Hand Book carefully.
2. Ensure that your building falls in the applicable categories for penalization and regulation of unauthorized constructions.
3. Read the Application Form carefully and fill up all the columns correctly.
4. Read the Penalization Charges payable as provided in the Rules and correctly fill up the concerned Self-Computation Table for payment of penalization charges.
5. The Application requires a list of documents to be enclosed. Ensure that all the documents required are enclosed to the Application.
6. If you need any assistance, you may take the help of the Licensed Technical Personnel authorized by the Competent Authority or Registered Architects to guide you in filling up the Application Form, calculation of the penalization charges payable and preparation of the required plans.
7. In respect of buildings with a height of above 15m, a certificate from Licensed Structural Engineer shall be submitted.
8. Prior clearance is required from Fire Services Department and Airport Authority of India as per para 10 of the Guidelines. Ensure that these NOCs are submitted within the stipulated time.
9. Enclose the Demand Draft/Bank Pay Order obtained from any one of the schedule Banks in favour of the Competent Authority to the Application.
10. Fill up the Acknowledgement & Check List in duplicate by ticking the list of documents enclosed.
11. Ensure that the Application is submitted before the last date fixed for receipt of Applications.
12. Before submitting the Application at the places designated by the Competent Authority make sure that you have made a photostat copy of filled in Application Form for your record.
13. Submit the filled in Application in the Counters set up in the Circle /Zone /Head Office of the concerned Municipal Corporation /Municipality /UDA and obtain and retain the Acknowledgement.
14. For future Correspondence with the Competent Authority the File Number on the Acknowledgement may be quoted.

Note : Building Penalisation Scheme Applications are available at Citizen Charter Counter, Main Office and Circle-I, Circle-II & Circle-III at the Rate of Rs. 25/-

For more details

Visit us at : www.ourvmc.org

GUIDELINES FOR COMPULSORY DISCLOSURE SCHEME RELATING TO PENALISATION AND REGULATION OF UNAUTHORISEDLY CONSTRUCTED BUILDINGS AND BUILDINGS CONSTRUCTED IN DEVIATION TO THE SANCTIONED PLAN IN MUNICIPAL AND URBAN DEVELOPMENT AUTHORITY AREAS

1. Introduction:

Andhra Pradesh has experienced rapid growth of urbanization during the last four decades. The urban population has increased from 62 lakhs in 1961 to 205 lakhs in 2001 registering a growth close to 230 percent. As per 2001 census the percentage of population living in urban areas in the state stood at 27.08 compared to 27.78 for the country. Andhra Pradesh is the sixth most major urbanized state in the country. Andhra Pradesh has been making rapid strides in economic development in the recent past. Consequently the migration to urban areas from villages has increased manifold. There is a great spurt in construction activity to meet the increased demand for buildings due to general economic development and migration from rural areas. In this process of development, it is noticed that large number of unauthorized layouts and unauthorized buildings are cropping up in all urban areas.

2. Background:

In order to regulate such type of constructions and to bring them into the main stream of planned development, the Government have already taken measures and brought out Revised Building Rules in the year 2006-2007 wherein effective enforcement systems and mechanisms have been created such as mortgaging 10% of built up area as surety, making Occupancy Certificate mandatory for obtaining electricity and water & sewerage connections, severe penalties for building violations, registration of buildings to be done only as per sanctioned plans etc. While the Revised Building Rules take care of regulating the present and future developments, there is a felt need for finding a pragmatic solution for certain types of constructions in deviation of sanctioned plan or unauthorised constructions that have come up in large numbers over a period of time.

3. Amendments to Municipal Laws:

Government with a view to regulate the unauthorized constructions has come up with a pragmatic solution namely Penalisation of unauthorized constructions and constructions in deviations of the sanctioned plan in order to help the people to bring unauthorized constructions into planning fold and also to remove the threat or fear of demolition.

It is a one-time opportunity for the public for their benefit to get their unauthorized constructions regulated, To give effect to the above policy relevant Municipal Laws have been amended for this purpose and Statutory Rules have been issued for implementation of Compulsory Disclosure Scheme for Penalisation and Regulation of Unauthorizedly Constructed Buildings and Buildings constructed in deviation to the sanctioned plan.

4. Objectives of Compulsory Disclosure Scheme:

- I. To penalize each and every building constructed unauthorisedly or in deviation of the sanctioned plan so as to create deterrence against any such practice.
- II. To bring all the unauthorized constructions into planning fold and to regulate the development in urban areas.
- III. To provide an opportunity to the owners of the buildings to regulate their unauthorized constructions and deviations made to the sanctioned plan.
- IV. To provide relief to several persons who have purchased buildings without any knowledge about the building regulations.

5. Applicability:

Building Penalisation Scheme (herein after called BPS) envisages the penalization and regulation of certain categories of buildings. The scheme is applicable to the following cases in the jurisdiction of all Municipal Corporations, Municipalities and Urban Development Authorities in A.P

- a) Existing Buildings constructed in violation of the sanctioned plan approved by the competent authority from 1-1-85 till the date of publication of A.P Municipal Laws and Urban areas(Development) (Amendment) Ordinance, 2007 in A.P Gazette i.e 15-12-2007
- b) Existing Buildings constructed without obtaining sanction from the competent authority from 1-1-85 till the date of publication of A.P Municipal Laws and Urban areas(Development) (Amendment) Ordinance, 2007 in A.P Gazette i.e 15-12-2007

Explanation: Existing Building means a building with a Property Tax Assessment or a Building which has been purchased prior to the date of notification of the Rules by way of a Registered Deed or a Building with roof slab as on date of notification of the rules.

6. BPS is not applicable in the following cases:

- i) Encroachment on Government lands or property belonging to public undertakings.
- ii) Land for which the applicant has no title.
- iii) Surplus land declared under Urban Land Ceiling / Agricultural Land Ceiling / Lands resumed under Andhra Pradesh assigned lands (POT) Act
- iv) Buildings affected under alignment of any road or proposed road under Master Plan / Zonal Development Plan / Road Development Plan or any other public roads / MRTS / BRTS.
- v) Tank bed and Sikham lands.
- vi) Areas covered under G.O. Ms No. 111 MA dated 8-3-1996 (protection of Catchment area of Osmandsagar and Himayatsagar lakes).
- vii) Prohibited areas under the Coastal Regulation Zone and such other environmentally restricted zones as may be prescribed.

- viii) Layout open spaces / Master Plan open spaces / Areas earmarked for Recreation Use in Master Plan / Zonal Development Plan;
- ix) Buildings that are not in conformity with land use approved in Master Plan / Zonal Development Plan
- x) Sites under litigation / legal disputes regarding ownership.
- xi) Area reserved for parking in the sanctioned plan / area meant for parking purposes in the building.
- xii) Unauthorized constructions without any building sanction in unapproved/unauthorized layouts, for which prior approval of site/plot under regulation of unapproved / unauthorized layouts rules is required to be obtained. However applications for building penalisation would be accepted if the applicant applies for regulation of the unauthorized site / plot and encloses the acknowledgement to that effect.
- xiii) Penalisation shall not be done for the constructions made within the building line of major roadwidths of 80 feet and above within the limits of Greater Hyderabad Municipal Corporation, Greater Visakhapatnam Municipal Corporation, Vijayawada Municipal Corporation and roads of 60 feet width and above in rest of the urban areas as per Master Plan / Zonal Development Plan.

7. Exemptions from BPS:

Huts, Semi-permanent houses (other than RCC structure) of single storey in sites up to 100 sq. yards are exempted from the operation of the scheme.

8. Compulsory Submission of applications:

Applications under BPS shall be filed compulsorily in the prescribed form with all enclosures by the owners of the buildings mentioned in Para 5 in the office of the Municipal Corporation / Municipality / Urban Development Authority as the case may be within 60 days from the date of publication of the Rules in question in A.P. Gazette.

9. Who can apply under BPS:

The following persons can apply under BPS:

1. Owner of the building
2. Registered G.P.A. Holder
3. Developer / Builder/ Association who has developmental rights

10. Services of Technical Personnel:

In every Municipality, Municipal Corporation, Urban Development Authority licensed technical personnel will be authorized by the Municipal Commissioner /Vice Chairman as the case may be to assist citizens in filling up the application form and preparation of building and site plan. In addition, the citizens can utilise the services of Registered Architects for filling up the application form and preparation of plans.

11. Prior clearances in certain cases:

Prior clearances are required in the following cases:

1. NOC from Fire Services Department is required in the following cases:
 - a) Residential Buildings with height of 18m and above
 - b) Commercial Buildings with height of above 15m
 - c) Buildings of Public congregation like schools, cinema theatres, function halls and other assembly buildings on plot area of 500 sq.mts and above or of height above 6mts.
2. NOC from Airport Authority of India for all multi-storied buildings and also sites falling in Air funnel zone.
3. Certificate from Licensed Structural Engineer in case of building with height above 15m.

Note: *The application in such cases shall be submitted along with the penal amount & other documents within the prescribed time. However an additional time period of 3 months will be allowed for submitting the NOCs from Fire Services Department and Airport Authority of India.*

12. Payment of Penalisation charges:

The owner / applicant shall pay the penalization charges as given in Annexure-I and II of the Rules. The penalization charges are levied for the total violated built up area of all floors. The penalization charges include the following:

1. Building permit fee
2. Development charges
3. Betterment charges
4. Other charges

The penalization charges shall be remitted by way of demand draft or bank pay order in favour of the competent authority. After the payment of penalization charges, no other charges will be levied and collected by the Competent Authorities. The penal charges paid are not refundable. However in cases of rejection, penal amount will be refunded after retaining 10% of the penal amount towards scrutiny and processing charges. In case of bonafide error in calculation, the excess amount may be refunded after issue of proceedings.

13. Categories of Penalisation Charges:

Penalisation charges shall be levied under BPS as per the following categories:

- 1) Building permission obtained but deviated from the sanctioned plan wherein the violated built up area is up to 30%.
- 2) Building permission obtained but deviated from the sanctioned plan wherein the violated built up area is more than 30%.
- 3) Buildings constructed without obtaining sanction for the building plan.
- 4) Apartments / Flats constructed in deviation from the sanctioned plan
- 5) Apartments / Flats constructed without sanctioned plan.

The details of the penalisation charges are given in Annexure-I and II of the Rules in question.

Note: Deviation means deviated from the sanctioned plan within the permissible floors. An additional floor constructed would construe violation of the sanctioned plan , i.e., additional construction over and above the sanctioned plan will be treated as unauthorisd construction and penalty for this additional floor will be levied as per the relevant category rates.

14. Scrutiny and timeline for disposal of applications:

All the applications received under BPS would be disposed off within 6 months from the last date for receipt of applications.

15. Competent Authorities:

The following are the Competent Authorities for disposal of applications.

1. Municipal Commissioner in the respective areas falling in the Municipal Corporations and Municipalities.
2. Vice-Chairman of Urban Development Authority in case of areas falling outside the Urban Local Bodies in the respective UDA area.

16. Violation after submission of application:

During verification, if it is found that the applicant has constructed further additions or extensions to the existing building, then such application shall be summarily rejected duly forfeiting the entire penal amount and necessary enforcement action shall be taken against the said owner including demolition of the building.

17. Issue of Orders and Occupancy Certificate:

After receipt of the application along with the necessary documents and plans, the Competent Authority shall scrutinize the applications and after carrying out necessary site inspections shall communicate Proceedings regulating the building constructed in violation of sanctioned plan or regulating the building constructed without obtaining sanction from the competent authority or rejecting the application with in six months from the last date for receipt of the applications under this scheme. Further the proceedings issued will also mention that all earlier proceedings and action of enforcement initiated or contemplated against the said construction are withdrawn.

Occupancy Certificate shall be issued by the Competent Authority in case of approval of the application.

Mere receipt of application or any delay in communication of final orders will not be construed as automatic regulation of unauthorizedly constructed building.

18. Disposal instructions:

Each Application for Building Penalisation shall be maintained as a separate File Year-wise, area-wise and category –wise with distinct number for a period of 10 years (D.Dis disposal).

The Competent Authority shall update their records relating to all buildings and layouts approvals and maintain these Year-wise, area-wise and category –wise, so as to facilitate people to apply for true copy of sanctioned plan under the RTI Act.

19. Appeal:

Any applicant aggrieved by an order passed by the Competent Authority may prefer an appeal to the Appellate Committee constituted by the Government within thirty days from the date of receipt of the order if he has paid the necessary charges and submitted documents as specified in Rule 3 of the Rules in question.

20. Consequences in case of failure to apply:

Where an application for regulating and penalizing the unauthorisedly constructed building has not been made, the following consequences have to be faced :

- a) The unauthorized construction would be treated as continuing offence and exemplary penalty would be levied as per Municipal Laws amended recently.
- b) A penalty of 25% on Property Tax shall be levied till the unauthorized construction is demolished or regulated.
- c) Other enforcement action including demolition of the building will be initiated.

VIJAYAWADA MUNICIPAL CORPORATION

FREQUENTLY ASKED QUESTIONS UNDER BPS

Q1. What are the advantages of Penalisation of Unauthorised Constructions?

A: *The constructed building will get formal orders of regulation which will remove the uncertainty and threat of demolition and will get the occupancy certificate which is mandatory as per Municipal Laws.*

Q2. Is it compulsory to apply for penalisation of Unauthorised Constructions?

A: *Yes.*

Q3. What are the consequences if I do not apply?

A: *Action will be taken against such unauthorised construction as per the provisions of the Municipal Laws for levy of exemplary fines including demolition of the unauthorised constructions.*

Q4. Unauthorised construction made before 1.1.1985 can be penalised if applied?

A: *Persons who have made unauthorised constructions before 1.1.1985 need not apply. However, if persons apply under this scheme, it will be considered subject to verification of structural stability and heritage angle.*

Q5. Whether the time prescribed for filing the applications for penalisation of unauthorised constructions Scheme will be extended?

A: *No*

Q6. My neighbour has complained against me on building setbacks violation and a case is pending in the court. Can I apply for building regularisation?

A: *Yes, provided there are no specific court orders/directions in this matter.*

Q7. Whether unauthorised construction made in a parking area which was in excess of the required parking area, can be penalised under these rules?

A: *No. The said area has to be utilised for parking only.*

Q8. Permission has been obtained for one use (e.g. residential use) and constructed as per plan but the use of the building is changed (e.g. for commercial use), can it be penalised?

A: *If the present usage of the building is in accordance with Zoning Regulations such cases are eligible for penalisation.*

Q9. Sanction for construction of the building is obtained but the sanctioned copy is not available. How the penalisation charges will be levied?

A: The concerned Municipality shall assist the applicant to trace out the copy of sanctioned plan from the Municipal records. If it is found that there is no sanction for the said construction, the entire building will be treated as unauthorized and penalisation charges will be levied accordingly.

Q10. Permission is obtained for 3 floors but constructed 4 floors. What penalisation charges will be levied?

A: If the permitted 3 floors are constructed as per plan no penalisation charges will be collected for the 3 floors. If there are deviations in the permitted floors, the penalisation charges will be collected as per that rate. But the entire 4th floor will be treated as unauthorized construction and penalisation charges will be collected as per that category.

Q11. Permission was obtained for individual residential building but converted in to Apartment Complex. Whether such apartments are eligible for penalisation?

A: Yes, Penalisation charges will be levied as applicable in the case of apartment complexes.

Q12. Whether Constructions made in parks, green areas and layout open spaces are eligible for Penalisation?

A: No.

Q13. Permission was obtained for stilt for parking + 5 floors for apartments but converted the stilt floor for other purposes (flats/shops/office etc). Whether the apartments in the upper 5 floors are eligible for penalisation?

A: Constructions made in the stilt floor are not eligible for penalisation. However apartments in upper floors are eligible for penalisation. Prompt action will be taken for removal of structures in the parking area.

Q14. Whether the pent houses constructed over Stilt + 5 floors Apartment Complex can be penalised?

OR

I have a flat on the 3rd floor of an Apartment Complex with sanctioned plan of 5 floors which has balcony violations. In addition to these violations, the owner/builder constructed a pent house on the 6th floor and sold off the pent house. What penalties do I need to pay under these Rules?

A: Pent houses in buildings of height less than 18 meters are eligible for penalisation, In cases where penthouse construction is making the building height more than 18 meters then the penthouses can be penalised provided the

these are below 25% of the covered area of the floor and height is average floor height and would be considered subject to production of No Objection Certificate (NOC) from Fire Services Department and Airport Authority of India. In respect of flats on other floors, the pro-rata charges as applicable for an Apartment Complex would be levied with out insisting on such NOCs.

Pent Houses exceeding the above stated limits would be treated as High Rise Buildings and all provisions of High Rise Buildings for the entire building shall be applicable in such cases.

Q15. Whether the constructions affected in road widening are eligible for penalisation?

A: Constructions/buildings falling in the road widening portion are not eligible for penalisation. However the remaining portion is eligible for penalisation after handing over the affected portion to the Urban Local Body.

Q16. Whether the constructions made in the area earmarked for Tot-lot are eligible for penalisation?

A: Yes.

Q17. Whether the constructions made in deviation to the Special Regulations applicable to the Banjara Hills / Jubilee Hills are eligible for Penalisation?

A: Yes

Q18. There are cases where certain builders are constructing additional floors during the interregnum period. Will these be covered under these Penalisation Rules?

A: No. Such additional constructions are liable to be demolished besides taking penal action against the builders including black-listing.

Q19. A Builder has taken approval under the new Revised Building Rules, 2006 mortgaging the area as required under the said rules. He is constructing in violation of the sanctioned plan. Whether he is eligible for penalisation under these Rules?

A: No, since he has already mortgaged certain area which would be forfeited in case of violations.

Q20. My builder has unauthorisedly constructed an additional cellar for parking. Will the parking floor be considered for penalisation?

A: Yes.

Q21. Whether the penalisation charges can be paid in installments?

A: No, All penalisation charges have to be paid along with the application.

Q22. Whether Penalisation charges paid in excess will be refunded?

A: Yes, refunded after issue of the proceedings.

Q23. If the application is rejected, whether the penalisation charges paid are returned?

A: Yes, 10% of penalisation charges will be deducted towards processing fee. In case of false declaration/misrepresentation of facts penalisation charges will not be refunded.

Q24. Permission is taken in two plots by amalgamating them but constructed in one plot only, what would be the penalisation charges?

A: The penalisation charges will be levied on excess built up area i.e, difference between the proportionate permitted area on the extent of plot applied for regularisation and the total area constructed.

Q25. A person has constructed 3 floors with extra balconies and a 4th floor which is not permitted as per the sanctioned plan. What penalties would be levied?

A.: He has to apply for penalisation for both deviations in the permitted floor (extra balconies) and unauthorized 4th floor, as given in the Application Form, viz., the penal charges for the extra balconies which are deviation to the sanctioned plan; and separate penal charges for the additional floor which is totally unauthorized shall have to be paid as per relevant category. .

Q 26. My builder has taken sanctioned plan from the Gram Panchayat with stilt+ 5 upper floors and constructed according to the sanctioned plan only. I have purchased a flat in the said building. Am I liable for any penalisation?

A.: Yes, and all the flat owners are required to pay penalisation since the sanctioned plan of the Gram Panchayat is not valid as they are not empowered to approve such type of constructions as per delegation of powers without prior technical approval from UDA/ DTCP as per the Gram Panchayat Building Rules, 2002. This is clearly indicated on the plans.

ANNEXURE - I
RATES OF PENALISATION APPLICABLE TO VIJAYAWADA MUNICIPAL CORPORATION (See Rule 9)

Sl No	Category/ Sub-category	Rate in Rupees per sq feet of violated built up area	
		Cases where building permission was obtained but deviated from the sanctioned plan, and where violation of permitted built up area including setbacks, Balcony projections and balcony areas converted into other built up area /uses is up to 30%	1. Cases where building permission was obtained but where violation of permitted built up area including setbacks, Balcony projections, balcony areas converted into other built up area /uses is more than 30% 2. Cases where no permission was obtained (in this category entire built up area will be treated as violated area)
(1)	(2)	3 (i) (a)	3 (ii) (a)

1	Commercial buildings/Usage		
a	Up to G+1 Floor height	200	300
b	Above G+1 & below 15 m height	400	500
c	15 m and above in height	500	600
2A	Individual Residential buildings		
a	up to G+2 floors or 10 m height	60	100
b	Above G+2 floors or 10 m height	100	200

2 B	Multiple dwellings/Flats/Apartment Complexes (See Annexure II Below)		
3	Other Non-Residential Buildings (Institutional/Educational/Industrial, etc.)		
	i) Height up to 15 m height	60	100
	ii) Height above 15 m height	100	200

ANNEXURE II
RATES OF PENALISATION FOR MULTIPLE DWELLING UNITS/ FLATS/
APARTMENT COMPLEXES WHICH ARE IN VIOLATION/ INDIVIDUAL
BUILDINGS CONVERTED INTO APARTMENTS APPLICABLE TO
VIJAYAWADA MUNICIPAL CORPORATION

SlNo	Multiple dwelling units/Flats/ Apartment Complexes	Cases where building permission was obtained but deviated from sanctioned plan including Balcony projections/areas converted into other built up area/Individual buildings converted into Apartments (3)	Cases where no building permission was obtained from the sanctioning Authority/ Additional floors constructed over the permitted floors (4)
		Penalisation Charge in Rupees	Rate in Rupees per sq feet of violated built up area on each floor
(1)	(2)	3(a)	4(a)
(i) Height below 18 mtr.	Plinth area upto 1000 sft	20,000 per flat /dwelling unit	Rs 100 per sq ft of plinth area
	Plinth area of more than 1000 sft	30,000 per flat /dwelling unit	
(ii) Height 18 meters and above		80,000 per flat /dwelling unit	Rs 200 per sq ft of plinth area

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

M.A. & U.D. (M1) Department - The Andhra Pradesh Regulation and Penalization of Unauthorizedly constructed buildings and buildings constructed in deviation of the Sanctioned Plan Rules 2007- Notification - orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M1) DEPARTMENT

G.O.Ms.No.901

Dated:31.12.2007

Read the following:

Ordinance No. 15 of 2007

* * *

ORDER:

In the Ordinance read above, the Government have amended the H.M.C. Act 1955, A.P. Municipalities Act, 1965, A.P. Municipal Corporation Act, and A.P. Urban areas (Development) Act 1975, duly authorizing the Municipal Commissioners / Vice chairmen of all Urban Development Authority areas (in case of gram panchayats falling under Urban Development Authorities) to penalize the unauthorized constructions/deviations as a one time measure. Consequently Government hereby issue the Andhra Pradesh Regulation and Penalization of Unauthorizedly constructed buildings and buildings constructed in deviation of the Sanctioned Plan Rules 2007.

2. Accordingly the following Notification shall be published in the Extraordinary Gazette of Andhra Pradesh Dated: 31.12.2007

NOTIFICATION

In exercise of the powers conferred by Section 455AA of the Hyderabad Municipal Corporations Act, 1955, Section 218(A) of the AP Municipalities Act, 1965, Section 46 (A) of the AP Urban Areas (Development) Act, 1975, the Government hereby makes the following Rules, viz.,

1. Short Title, Application and Commencement:

- (1) These Rules may be called “The Andhra Pradesh Regulation and Penalization of Unauthorizedly constructed buildings and building constructed in deviation of the Sanctioned Plan Rules, 2007”
- (2) They shall be applicable to existing buildings in the jurisdiction of all Municipal Corporations, Urban development Authorities and Municipalities in the State of Andhra Pradesh constructed after 1-1-1985 and before 15-12-2007.
- (3) They shall come into force from the date of publication of the Notification in the Andhra Pradesh Gazette.

2. Definitions:

- (1) “**Authorized technical personnel**” means professionals authorized by the Competent Authority to take up scrutiny of the Application made for regulation and Penalization under these Rules.

- (2) **“Competent Authority”** means the Municipal Commissioner in case of areas falling in the Municipal Corporation and Municipal limits; the Vice Chairman of the Urban Development Authority in case of area falling outside Municipal Corporation or Municipality in the Urban Development Authority area.
- (3) **“Total Built up area”** means the entire built up area covered in the building including common areas and balconies on all floors.
- (4) **“Unauthorized construction”** means any building that has been constructed in violation of the sanctioned building plan or without obtaining a building permission from the sanctioning authority.

3. Compulsory Application for Penalization:

An Application for regulation and penalization of existing unauthorizedly constructed buildings shall be compulsorily made by the owner/GPA/Registered Association to the Competent Authority or officer authorized by him in the prescribed Proforma along with Declaration, Self Assessment, copy of sanctioned building plan, if any, a clear latest photograph of the building, copy of document of ownership title, Indemnity Bond and two sets of drawings showing the sanctioned area and violated area of the building/Complex and in case of totally unauthorized constructions the total built up area along with the site plan. It shall be filed within sixty days from the date of Notification of these Rules along with full penal amount as given in Rule 5. If any owner/individual does not apply within the stipulated time, he shall be liable for enforcement action under the law and his building shall not be taken up for regulation and penalization under these Rules.

4. Prior clearance from other Authorities/Departments in certain cases:

- (1) In the following cases, prior clearance shall be ensured by the Competent Authority before considering the application under these Rules:
 - (a) In respect of cases of residential buildings 18 m and above in height, Commercial buildings 15mts. and above in height, and buildings of public congregation like schools, Cinema theatres, function halls and other assembly buildings on plot area of 500 sq. mts. and above or of height above 6mts as stipulated in Section 13 of the Andhra Pradesh Fire Service Act, 1999 from Fire Service Department.
 - (b) From Airport Authority of India wherever applicable.
 - (c) In case of buildings of height above 15 mt, necessary certificate from licensed structural engineer with regard to structural safety compliance of such buildings needs to be submitted.
- (2) Applicants shall submit such application along with the above details within the stipulated time. However, an additional time period of three months will be allowed for filing the Clearances as required under Rule 4 (1) (a) and Rule 4(1) (b).

5. Payment of Penal Charges:

- (1) The owner/applicant shall pay the Penal Charge as given in Annexure-I and II along with the Application for Penalization and other details. The Penal Charges are levied for the total violated built up area on all floors. The Penal Charges include Building permit fee, Development Charges, Betterment charges, Impact Fees, etc. No other fees and charges shall be levied and collected.
- (2) The above fees and charges shall be remitted by way of Demand Draft drawn in favour of the Competent Authority.
- (3) The Penal amount paid are not refundable. However, in cases of rejection, the Competent Authority may refund the amount after retaining 10% of the Penal amount towards scrutiny and processing charges. In case of bonafide error in calculation, the excess amount paid may be refunded.

6. Scrutiny, Rejection and Approval by the Competent Authority:

After receipt of the Application for Penalization in the prescribed Format along with required documents and plans, the Competent Authority shall scrutinize the applications and after carrying out necessary site inspections, communicate it's approval or rejection to the applicant as early as possible but not beyond six months from the last date of receipt of Applications. The Competent Authority may engage the services of licensed technical personnel for scrutiny of the applications and for field inspections. Mere receipt of application or any delay in communication of final orders in the matter will not imply the approval of the application.

7. Violation after submission of Application:

During verification, if it is found that the applicant has undertaken further additions or extensions to the existing building, then such application shall be summarily rejected duly forfeiting the entire penal amount and necessary action shall be taken against the unauthorized building including demolition as per the law.

8. Exemption:

Huts, semi-permanent houses (other than RCC structure) of single storey in sites up to 100 sq yards are not covered under these Rules.

9. Penalization not to apply to certain sites:

Penalization of unauthorized constructions shall not be considered in the following cases and in cases where public interest and public safety are likely to be adversely affected, viz.

- (a) Encroachment on Government land or property belonging to Public undertakings, Andhra Pradesh Housing Board, Andhra Pradesh Industrial Infrastructure Corporation, Urban Development Authority, Local body, Endowments, Wakf Board, etc.;
- (b) Land for which the applicant has no title;
- (c) Surplus land declared under Urban land Ceiling /Agriculture Land Ceiling/ lands resumed under Andhra Pradesh assigned Lands (PO T) Act;

- (d) Buildings affected under alignment of any road or proposed road under Master Plan/Zonal Development Plan/Road Development Plan or any other public roads/MRTS/BRTS;
- (e) Tank bed and Sikham lands;
- (f) Areas prohibited for construction under GOMs No. 111 MA&U.D.Dept., dated 8-3-1996 (protection of Catchment area of Osmansagar and Himayatsagar lakes);
- (g) Prohibited areas under the Coastal Regulation Zone and such other environmentally restricted zones as may be prescribed;
- (h) Layout/Master Plan open spaces/Areas earmarked for Recreation Use in Master Plan/Zonal development Plan;
- (i) Buildings that are not in conformity with land use approved in Master Plan/Zonal development Plan;
- (j) Sites under legal litigation/ disputes regarding ownership of the site / building;
- (k) Area earmarked for parking as per sanctioned plan;
- (l) Unauthorized constructions without any building sanction in unapproved /unauthorized layouts, for which prior approval of site/plot under regulation of unapproved/unauthorized layouts rules shall be obtained;

However in case of Rule 9 (l), applications for penalization will be accepted if the applicant encloses the Acknowledgment of the Application made for regulation of the unauthorized site/plot under the relevant rules to the competent authority.

- (m) Regulation and penalization shall not be done for the constructions made within the building line of major roads of width 80 feet and above within the limits of Greater Hyderabad Municipal Corporation, Greater Visakhapatnam Municipal Corporation, Vijayawada Municipal Corporation and roads of width 60 feet and above in rest of the urban areas as per Master Plan / Zonal Development Plan.

10. Issue of Occupancy certificate:

In case of approval, the local authority shall issue a Proceeding to the effect that all proceedings and action of enforcement initiated or contemplated against the said construction are withdrawn and then issue Occupancy Certificate to the applicant.

11. Appeal:

(1) Any applicant aggrieved by an order passed by the Competent Authority under Rule 6, may prefer an appeal to the Committee constituted by the Government within thirty days from the date of receipt of the order provided the applicant has paid the necessary charges and submitted documents as specified in Rule 3 of these rules.

(2) All the appeals shall be disposed off within 3 months.

12. Failure to come forward for penalisation of unauthorized constructions:

Where an application for regulating and penalizing the unauthorizedly constructed building has not been made as per rule 3:

- (1) Such unauthorized constructions would be treated as continuing offence and Penalty as per law would be levied.
- (2) Other enforcement action including demolition shall be initiated by the local authority as per law.
- (3) No further building approvals shall be considered by the building sanctioning authority in the said site.

13. Amount levied kept in separate account:

(1) The amount collected by the Competent Authority under these rules shall be kept and maintained under the control of the Competent authority in a separate escrow account and utilized only for improvement of amenities in the area.

(2) In respect of Gram Panchayat areas falling in the Urban Development Authority areas, the penal amount so collected will be shared in equal proportion between Urban Development Authority and Gram Panchayat concerned. In respect of Corporation and Municipalities falling in Urban Development Authority areas, the penal amount will be shared between the concerned Corporation/Municipality and Urban Development Authority in the ratio of 70 : 30.

14. Constitution of Committee:

Government will issue separate orders constituting appellate Committees for examining appeals under rule 11.

15. Government may issue guidelines to operationalize these rules.

16. All existing rules, regulations, bye-laws and orders that are in conflict or inconsistent with these rules shall stand modified to the extent of the provisions of these rules.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**S.P. SINGH
PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Commissioner and Director, Printing , Stationery and Stores Purchase A.P. Hyderabad (in duplicate, with a request to publish the Notification in the Extraordinary Gazette of A.P. Dt. 31.12.2007, and furnish 1000 copies to Government)

The Director of Town and Country, Planning, A.P. Hyderabad.

The Commissioner and Director of Municipal Administration, A.P. Hyderabad.

The Commissioners of all Municipal Corporations/ Municipalities in the State, through CDMA.

The Vice chairman of all Urban Development Authorities in the State

All Departments of Secretariat

All Heads of Department.

The Director General Fire Services.

The Chairperson, AP Transco.

The Managing Director, H.M.W.S&S.B, Hyderabad.

The Engineer in Chief (Public Health) Hyderabad.

The Commissioner & Inspector General of Registration & Stamps.

The Managing Director, AP Housing Board.

The District Collectors of all Districts.

Copy to :

The Special Secretary to Chief Minister.

The P.S. to Minister (M.A).

The P.S. to Principal Secretary to Government (MA&UD Dept)

The P.S. to Secretary to Government (M.A&U.D.Dept)

S.F/S.C.

// FORWARDED :: BY ORDER//

SECTION OFFICER

ANNEXURE - I
RATES OF PENALISATION (See Rule 9)

SI No	Category/ Sub-category	Rate in Rupees per sq feet of violated built up area					
		Cases where building permission was obtained but deviated from the sanctioned plan, and where violation of permitted built up area including setbacks, Balcony projections and balcony areas converted into other built up area /uses is up to 30%			1. Cases where building permission was obtained but where violation of permitted built up area including setbacks, Balcony projections, balcony areas converted into other built up area /uses is more than 30% 2. Cases where no permission was obtained (in this category entire built up area will be treated as violated area)		
(1)	(2)	3(i)			3(ii)		
		GHMC/ GVMC & VMC	Other Municipal Corporations	Municipalities & rest of UDA area	GHMC/ GVMC & VMC	Other Municipal Corporations	Municipalities & rest of UDA area
		3(i) (a)	3(i)(b)	3(i)(c)	3(ii)(a)	3(ii)(b)	3(ii)(c)

1	Commercial buildings/Usage						
a	Upto G+1 Floor height	200	150	100	300	200	150
b	Above G+1 & below 15 m height	400	300	200	500	400	300
c	15 m and above in height	500	400	300	600	500	400
2A	Individual Residential buildings						
a	up to G+2 floors or 10 m height	60	40	30	100	60	50
b	Above G+2 floors or 10 m height	100	60	50	200	150	100

2 B	Multiple dwellings/Flats/Apartment Complexes (See Annexure II Below)						
3	Other Non-Residential Buildings (Institutional/Educational/Industrial, etc.)						
	i) Height up to 15 m height	60	40	30	100	60	50
	ii) Height above 15 m height	100	60	50	200	150	100

ANNEXURE II
RATES OF PENALISATION FOR MULTIPLE DWELLING UNITS/ FLATS/
APARTMENT COMPLEXES WHICH ARE IN VIOLATION/ INDIVIDUAL
BUILDINGS CONVERTED INTO APARTMENTS

SlNo	Multiple dwelling units/Flats/Apartment Complexes	Cases where building permission was obtained but deviated from sanctioned plan including Balcony projections/areas converted into other built up area/Individual buildings converted into Apartments (3)			Cases where no building permission was obtained from the sanctioning Authority/ Additional floors constructed over the permitted floors (4)		
		Penalisation Charge in Rupees			Rate in Rupees per sq feet of violated built up area on each floor		
		GHMC/ GVMC & VMC	Other Municipal Corporations	Municipalities & rest of UDA area	GHMC/ GVMC & VMC	Other Municipal Corporations	Municipalities & rest of UDA area
(1)	(2)	3(a)	3(b)	3(c)	4(a)	4(b)	4(c)
(i) Height below 18 mtr.	Plinth area upto 1000 sft	20,000 per flat /dwelling unit	15,000 per flat /dwelling unit	10,000 per flat /dwelling unit	Rs 100 per sq ft of plinth area	Rs 75 per sq ft of plinth area	Rs 50 per sq ft of plinth area
	Plinth area of more than 1000 sft	30,000 per flat /dwelling unit	20,000 per flat /dwelling unit	15,000 per flat /dwelling unit			
(ii) Height 18 meters and above		80,000 per flat /dwelling unit	50,000 per flat /dwelling unit	30,000 per flat /dwelling unit	Rs 200 per sq ft of plinth area	Rs 150 per sq ft of plinth area	Rs 100 per sq ft of plinth area

S.P. SINGH
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

M.A& U.D(M)Dept - A.P.Regulation of Unapproved and Illegal Layout Rules 2007-Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M1) DEPARTMENT

G.O.Ms. No.902

Dated : 31 - 12-2007.

<><><>

ORDER :

The Government of Andhra Pradesh with a view to promoting planned development of urban areas in the State are encouraging development through approved layouts and development of integrated townships through both public and private initiative. However, Government 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. On account of the above, frequent complaints are being received from the public. 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. Government have in the past brought out a scheme of regularization of such unapproved layouts but they met with limited success since it was a voluntary scheme with onus on plot owners to come forward for regularization and there were no deterrent provisions against the owners who did not come forward for regularization. Therefore 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 hereby issue the Rules for Regulation of Unapproved and Illegal Layouts.

2. Accordingly, the following notification shall be published in the Extraordinary Gazette of Andhra Pradesh dated: 31 -12-2007

NOTIFICATION

In exercise of powers vested in Section 58 of the AP Urban Areas (Development) Act, 1975 , Section 585 of the HMC Act, 1975, Section 44 (2) (v) of the AP Town Planning Act, 1920, and Section 326 (1) of the AP Municipalities Act, 1965, the Government Andhra Pradesh hereby issue the following Rules, viz.:

1. These Rules may be called “The Andhra Pradesh Regulation of unapproved and illegal layout Rules, 2007 “ and they shall come into force from the date of publication in A.P Gazette.

2. Applicability:

- (i) These Rules shall be applicable to all Urban Development Authorities, Municipal Corporations, Municipalities and Gram Panchayats falling in the Master Plan limits in the State of Andhra Pradesh.
- (ii) These Rules and conditions herein shall be applicable to all existing unapproved sub-division of plots, existing unapproved layouts or ventures promoted by land owners/ private developers/ firms/ companies/ property developers /Societies where the plots have been sold by registered sale deed before the date of notification of these rules.

- (iii) These Rules are only intended for regulating the unplanned development and shall be applicable to all unapproved layout areas which have clearance from the competent authorities under the Urban Land Ceiling and Regulation Act 1976, AP Land Reforms (Ceiling on Agricultural Holdings) Act, 1973 wherever required and which have not been entered in the Prohibitory Register of lands maintained by the Revenue Department. The Regulation measure would not absolve the plots or layout from the application of Land ceiling Laws, land disputes or claims over title, boundary disputes, etc. In respect of assigned lands, prior clearance from the District Collector shall be obtained.
- (iv) In the event of only some plot holders coming forward for regulation in an unapproved layout, the layout pattern as approved by the competent authority shall be applicable to the entire layout area. The local authority shall be responsible for enforcing such approved layout pattern.

3. Definitions:

- (i) **“unapproved/Illegal layout”** means sub-division of land into plots with or without developed roads, open spaces and amenities and without the approval of the competent authority.
- (ii) **“Competent Authority”** means
 - a) the Vice Chairman of the Urban Development Authority in case of areas falling in UDA area;
 - b) The Commissioner of Municipal Corporation in case of areas falling in Municipal Corporations and not covered by Urban Development Authorities;
 - c) Municipal Commissioner in case of Municipalities and Nagar Panchayats not within the jurisdiction of Urban Development Authorities.
 - d) The Gram Panchayats in respect of Gram Panchayat areas covered by Master Plan and falling outside Municipal limits and UDA areas .
- (iii) **“Minimum standards of layout development”** means the standards of facilities and amenities as prescribed by the competent authority in approving such unapproved layouts
- (iv) **“Minimum standards of layout norms”** means the standards of layout norms and pattern as prescribed by the competent authority in approving such unapproved layouts
- (v) **“Plot holder”** means a person on whose name the plot is registered with a registered sale deed prior to the notification of these rules

Terms and expressions which are not defined in these Rules shall have the same meaning as in the respective Rules / Regulations / Bye-laws of the respective local authorities and as defined in the National Building Code or relevant Acts as the case may be, unless the context otherwise requires.

4. Cut-off date for considering regulation of unapproved layouts:

Only those unapproved layouts and sub-division of plots with registered sale deed/title deed existing prior to the date of notification of these rules, shall be considered for regulation under these rules. As proof and evidence, the plot holder/Land owner/ Association/ Society/Colony developer is required to furnish copies of the sale deed/title deed. Agreement of sale or General Power of Attorney shall not be considered as evidence.

5. RESTRICTIONS ON APPROVAL IN VICINITY OF CERTAIN AREAS:

- (a) No layout/development activity shall be allowed in the bed of water bodies like river, or nala, and in the Full Tank Level (FTL) of any lake, pond, cheruvu or kunta and in shikam lands.

- (b) The above water bodies and courses shall be maintained as recreational/Green buffer zone, and no layout development activity other than recreational use shall be carried out within:
 - (i) 30 m from the boundary of river course/ Lakes of area of 10 Ha and above;
 - (ii) 9 m from the boundary of lakes of area less than 10 Ha/ kuntas/shikam lands;
 - (iii) 9 m from the boundaries of Canal, Vagu, etc.
 - (iv) 2 m from the defined boundary of Nala
- (c) Unless and otherwise stated, the area and the Full Tank Level (FTL) of a lake/kunta shall be reckoned as per the master Plan/Revenue Records/Irrigation records.
- (d) Unless and otherwise specified in the Master Plan/Zonal Development Plan,
 - (i) In case of (b) (i) above, in addition to development of recreational/green belt along the foreshores, a ring road or promenade of minimum 12m width may be developed, wherever feasible.
 - (ii) The above greenery/landscaping and development shall conform to the guidelines and provisions of the National Building Code of India,2005.
- (e) For layout development activity within the restricted zone near the airport or within 500 m distance from the boundary of Defence areas/ Military establishments, necessary clearance from the concerned Airport Authority/ Defence Authority shall be obtained.
- (f) In case of sites in the vicinity of oil/gas pipelines, clear distance and other stipulations of the respective authority shall be complied with.
- (g) For areas covered under GOMs 111 M.A & U.D Dept., dated 8-3-1996 (protection of Catchment area of Osmansagar and Himayatsagar lakes), apart from the provisions of statutory Master Plan of HUDA/ HADA, the restrictions on layout and development activity imposed in the said Government orders would be applicable.
- (h) No approval shall be considered in sites which are earmarked for Industrial Use Zone/Recreational Use Zone/Water Body in notified Master Plans/Zonal Development Plans.
- (i) Open Spaces earmarked in any approved layout shall not be considered for regulation under these Rules.

6. Compulsory Application for Regulation

It shall be compulsory for all plot owners in unapproved layouts to file an application in the prescribed format for regulation of the plot/layout before the Competent Authority to apply for regulation for plots having registered sale deed executed prior to date of notification of these rules within 60 days from the date of notification of these rules duly enclosing the following documents:

I. Copy of registered sale deed/title deed executed prior to the date of notification of these rules duly attested by a gazetted officer.

II. Location Plan

III. Detailed Layout Plan drawn to scale showing plotted area, open area, area under roads and the plot/ plots applied for regulation.

IV (a) Urban land Ceiling Clearance Certificate in case the extent of land exceeds the ceiling limit or
 (b) An affidavit in case the extent of land is less than the ceiling limit or
 (c) ULC Regularisation order from Government issued under GOMs 455 and 456 Revenue dt. 29-7-2002

V. Indemnity Bond in the format prescribed

VI. NOC from Defense Authority/Airport Authority of India (wherever applicable)

VII. Any other document as required by the Competent authority

Application for regulation of unapproved layout and subdivision of plots can also be made by a society/association/colony developer representing the plot owners in unapproved layout. in such cases the said association/colony developer representing

the plot owners in unapproved layout, shall be wholly and severally responsible for undertaking the deficiencies in such unapproved layouts, undertaking to comply with the conditions and pay the requisite fees and charges as prescribed in these rules to the competent authority. The society/association/colony developer representing the plot owners in unapproved layout shall select any of the three members among themselves called "Resource persons" who would be responsible for all dealings on behalf of the society/association/colony developer representing the plot owners in an unapproved layout.

7. 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 shall have the power of approving the case except those specified in Rule 5 above by levying the necessary conversion charges.

8. Payment of Penalisation charges

- (i) The applicant shall pay the fees and charges as detailed below:
- a) Pro rata charges which are inclusive of betterment charges, development charges and layout scrutiny charges, penalty and other charges , at the following rates:

S.No	Location of Site in	Pro rata Charge at Rs. Per sq. metre (of individual plot/ layout plotted area)
1	2	3
a	Greater Hyderabad Municipal Corporation, Greater Visakhapatnam Municipal Corporation, Vijayawada Municipal Corporation limits.	600
b	Other Municipal Corporations	400
c	Panchayats falling in UDA area	250
d	Municipalities and Gram panchayats falling in Master plan limits (other than UDA areas)	200

- b) Pro-rata open space charges as prescribed in Rule 9 (b) of the Rules.
c) Conversion charges as prescribed in Rule 7 of the Rules.

- (ii) The above fees, charges shall be remitted in full by way of Demand Draft in favour of the Competent Authority.

9. Scrutiny by the Competent Authority:

- (i) After receipt of an application for regulation of layout in Annexure-I with necessary documents and plans, the Competent Authority in respect of areas falling in the limits of Urban Development Authority shall scrutinize application as per these Rules, carry out necessary inspections and in case the application is found in accordance with these Rules and after the owner hands over the open spaces if any to the concerned Municipality/Municipal Corporation/local body, the Competent Authority communicate it's approval to the applicant as early as possible but not beyond six months from the last date of receipt of Applications fixed.
- (ii) In case of applications which are found to be not in accordance with these Rules, orders shall be issued rejecting such applications as early as possible but not beyond six months from the last date of receipt of Applications fixed.
- (iii) In case of Municipalities/Municipal Corporations falling outside UDA area, or in case of Gram Panchayats covered in Master Plan limits of non-UDA areas, the Competent Authority after scrutiny with respect to Master Plan and as per these Rules and after carrying out necessary site inspection shall submit remarks to the Director of Town and Country Planning for technical approval or the official authorized by the Director of Town & Country Planning in this behalf. After receipt of technical approval, the Competent Authority shall communicate it's approval or rejection to the applicant as early as possible but not beyond six months from the last date fixed for receipt of Applications.

- (iv) In case of application for individual plot which is not affected by any Change of Land Use or Master Plan roads, such cases may be processed and disposed at level of Competent Authority only.
- (iv) The Competent Authority may engage the services of licensed technical personnel, namely architects and graduate engineers, for scrutiny of the applications and for field inspections. Mere receipt of application or any delay in communication of final orders in the matter will not imply the approval of the application.

10. Norms to be insisted for regulation of unapproved layouts:

The Competent authority shall ensure the following minimum norms of layout for such layouts:

- a) The road width shall be minimum 9 m. In case of weaker section layouts or plots less than 100 sq m, the road width may be 6 m.
- (b) 10 % Open space to be insisted or reserve equivalent land within their site by readjusting the plots. Where such open space is not provided in such unapproved layout sites, pro rata open space charge as per the present prevailing market value based on sub-registrar records shall be collected.
- (c) Shall ensure overall connectivity and integration with surrounding infrastructure and road pattern
- (d) Where an unapproved layout site is affected in the Statutory Master Plan road network, the competent authority shall retain the alignment in the said layout and if not feasible, he is authorized to suitably modify the alignment within the layout site but in no case the alignment is to be dropped.
- (e) The layout pattern as far as possible shall be retained *ipso facto* and only in exceptional cases like need for connectivity, integration with surrounding network, etc. modifications may be considered by the Competent authority.
- (f) Private water bodies if any shall be preserved in the layout. Such water bodies may be considered as part of open spaces as required under (b) above, subject to taking up protection and improvement of foreshores of such water bodies

11. Minimum Standards of layout facilities and development to be undertaken:

- a) All roads to be developed and black-topped
- b) Drainage works including rain water harvesting facilities
- c) Water supply and sewerage facilities
- d) Street Lighting
- e) Fencing of open spaces

12. Individual plot regulation:

Where an individual comes forward for regulation of a single plot, the Competent authority may consider the same subject to the condition in Rule 2 (iv) and Rule 5 to 8 regarding payment of fees, penalty and charges including the open space charge and betterment charges payable on pro rata basis.

13. Failure to come forward for regulation of unapproved layouts/plots:

Where an application is not filed for regulation of unapproved layout/plot, the following consequences have to be faced by the plot owners:

- (a) Such unapproved layouts/plots would be treated as continuing offence and exemplary penalty as per law would be levied.
- (b) No regular water supply connections and services like drainage and sewerage would be extended.
- (c) Such unapproved layouts shall be recorded in the Prohibitory Register of the Registration Department and no sale /disposal or transactions shall be allowed in such sites.

- (d) No building approvals shall be considered by the building sanctioning authority in such unapproved layouts/plots
- (e) Other enforcement action including demolition of the building if any on such plot/plots shall be initiated.

14. Amount levied kept in separate account:

The amount collected by the Competent Authority under these Rules shall be kept and maintained under the control of the Competent authority in a separate escrow account and utilized only for improvement of amenities in the area.

The competent authority shall review the development works undertaken by the UDA/ local authority relating to such unapproved layouts on a quarterly basis and shall have the power to issue necessary instructions and directions in this regard.

15. Appeal:

(1) Any applicant aggrieved by an order passed by the Competent Authority under Rule 9, may prefer an appeal to the Appellate Committee constituted by the Government within thirty days from the date of receipt of the order provided the applicant has paid the necessary charges and submitted documents as specified in Rule 6 of these rules.

(2) All the appeals shall be disposed off within six months.

16. The Government may issue guidelines to operationalise these Rules as deemed fit.

17. All existing Rules, Regulations, Bye laws and orders that are in conflict or inconsistent with these rules shall stand modified to the extent of the provisions of these rules.

(BY ORDER AND IN THE NAME OF GOVERNOR OF ANDHRA PRADESH)

**S.P. SINGH
PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Commissioner and Director, Printing , Stationery and Stores Purchase A.P. Hyderabad (in duplicate, with a request to publish the Notification in the Extraordinary Gazette of A.P. dated 31-12-2007, and furnish 1000 copies to Government)

The Director of Town and Country Planning, A.P. Hyderanbad.

The Commissioner and Director of Municipal Administration, A.P.Hyderabad.

The Commissioners of all Municipal Corporations/ Municipalities in the State, through CDMA.

The Vice chairman of all Urban Development Authorities in the State

All Departments of Secretariat

All Heads of Department.

The Director General Fire Services.

The Chairperson, AP Transco.

The Managing Director, H.M.W.S&S.B, Hyderabad.

The Engineer in Chief (Public Health) Hyderabad.

The Commissioner & Inspector General of Registration & Stamps.

The Managing Director, AP Housing Board.

The District Collectors of all Districts.

Copy to :

The Special Secretary to Chief Minister.

The P.S. to Minister(M.A).

The P.S. to Principal Secretary to Government (MA&UD Dept)

The P.S.to Secretary to Government (M.A&U.D.Dept)

S.F/S.C.

//FORWRDED BY ORDER//

SECTION OFFICER

VIJAYAWADA MUNICIPAL CORPORATION
List of Empanelled Technical Personnel (Surveyors / Architects / Engineers)

SL NO	NAME	QUALIFICATION	ADDRESS	DOOR NO	STREET
1	K.VENKATESWARA RAO	DCE	VIJAYAWADA.	H.NO.21-19-18	MADHURANAGAR
2	KANCHUPILLA GANGA BHAVANI	DARCH	APH.B.COLONY,VIJAYAWADA.	76-1-278[HIG]	OPP:- WATER TANK
3	MOTRU VIJAYA SEKHAR	DCE	DURGA PRASAD STREET,OPP.PUSHPA HOTEL	34-4-7	C/O.G.SUGUNAMMA
4	SHAIK JOHN BASHA	BTECH	MARUTHINAGAR,VIJAYAWADA.	31-6-4	A.S.R.STREET
5	GORANTLA VENKATA RAGHURAM	BTECH	KANKIPADU	1-1A	BANDAR ROAD
6	P.S.Krupal Babu	DARCH	Labbi pet, Vijayawada-10	37-4-1,WATER TANK ROAD	M.G.Road
7	N.RAVINDRA	BTECH	32-4-5, Prajasakthi Nagar,	Moghalrajpuram	Vijayawada
8	Syed Lateef	ITI	Labbipet, Vijayawada	39-2-63/3	Pitchaiah street
9	N.Parameswara rao	DCE	N.P.R.Plans,	11-37-9, Chippadavari St.,	Vijayawada - 1
10	Vemula Siva Durga Prasad	ITI	Gunadala, Vijayawada	44-14-12	
11	Pottluri Sailaja	ITI	Patamata, Vijayawada	67-8-25	
12	S.S.Zaheer	ITI	New planning office, Wahab Chowk, Tenali		
13	KAMANDULA PURUSHOTHAMA NAGA APPARAO	DCE	CHITTI NAGAR, VIJAYAWADA	9/4/2002	KASIPATI STREET
14	Kodanapani Yerikalapudi	ITI	Rajavarilane, Satyanarayanapuram, Vijayawada	23-5/1-1	Vandanapuvuri street
15	Pandiri Srinivarao	DCE	57TH BLOCK,AZITH SINGH NAGAR,	42-2-19	Daba kotla road,
16	KOMARAVOLU SURYANARAYANA	ITI	PASUPU THOTA,	21-9/4-9, Madhuranagar	Vijayawada
17	Mohammed Zicriya	BTECH	Mogalarajpuram	32-13-212	Old Post office road
18	YEJJU. BALA KRISHNA	ITI	KRISHNA PLANNERS, UP STAIR, Vijayawada.	11-22-13/1	R.R.APPARAO STREET,
19	DURGA PRASAD . JAKKA	DCE	Governorpet,Vijayawada.	27-25-19/A	KOPAVARI STREET
20	CH.SAMBASIVA RAO	ITI	UPSTAIRS,	Opp. Taluka Office, Gandhinagar	Vijayawada
21	DASARI RAVI KUMAR	ITI	LURDHU NAGAR,	47-3-21	GUNADALA, VIJAYAWADA
22	DASARI RAVI KUMAR	ITI	LURDHU NAGAR,	47-3-21	GUNADALA, VIJAYAWADA
23	K.V.Siva Ram Prasad	BTECH	Gummadi Rajagopala rao road, Krishna nagar, Vijayawada	40-3-9A	
24	B.S.V.N.Vara Prasad	DARCH	C/o.R.K.Associates,Opp Water Tank, Labbipet,Vijayawada	37-5-7/1	
25	G.Satya sai ram	DCE	Garapati Complex, 1st. floor,	39-1-86, Paidaiah Street	LABBIPET,VJA
26	NADAKUDURU VEERA RAGHAVIAIAH	ITI	KOTHAPET, VIJAYAWADA	6-20-20/A	PARASURAMIAH STREET
27	Boyina Gangadhara rao	BTECH	Sri Sai planners,	Siddardha nagar,	Vijayawada
28	L.V.Subrahmanyeswara rao	DCE	DEVI OIL BUILDING	29-37-42	ELURU ROAD
29	Pagolu Krishna Prasad	DCE	Sri Rama Planners,Patamata,Vijayawada	66-3-23	
30	BATTINA HARE RAMA KRISHNA RAO	DCE	VASTU PLANS & CO,	74-1-19, Autonagar Gate	Vijayawada
31	Gorti Srinivasa chary	DCE	Krishnalanka,Vijayawada.	41-27-20	Sawmill road,
32	Er.M.LINGESWARARAO	AMIE	Lakshmi Nagar,	Opp. Autonagar Gate	Vijayawada
33	V.Rajabapaiah	ITI	Syamnagar, Vijayawada.	40-5/4-2/1	Tickel road,
34	KONDAVEETI LAKSHMI RAJESWARARAO	ITI	ASHOK NAGAR, VIJAYAWADA.	9-103	
35	NERELLA SRI RAMA CHANDRA MURTHY	DCE	GANDHI NAGAR,Vijayawada.	26-26-6	VIJAYAWADA
36	SUBRAMANYAM PAGADALA	DCE	LLOYD ASSOCIATES, ASHOK NAGAR, VIJAYAWADA.	60-20-6	NEAR SUNNAPUBATTILU,
37	P.SAI RAJU	ITI	SUNDARA NAGAR COLONY,	Durgapuram	Vijayawada
38	Narra Ramamohanarao	BTECH	C/o.Ramachandra associates,	40-5/7-12/2, Municipal Employees Colony	Vijayawada
39	Chekka Rajamohana srinivasa rao	ITI	Civil Engineering services, Atta rattaiah street,Governorpet, Vijayawada		Atta rattaiah street
40	T.P.CH. KUMARBABU	DCE	Governorpet, Vijayawada.	27-23-119	Gopala reddy road,

41	G.SUDHAKAR	ITI	SUNDARAI AH NAGAR,	75-135-8	PAYAKAPURAM,VIJAYAWADA
42	VANUKURU YESUBABU	DCE	Sri Nagar Colony 6th lane,	SATYANARAYAN APURAM	VIJAYAWADA
43	Anne Raghuram	BTECH	Opp.Mohandas Theatre,Patamata,Vijayawada	S.F.-3,Venkata sai enclave,	Old Post Office Road
44	T.DHANYANTRY	DCE	Governorpet,Vijayawada.	27-23-119	Gopala reddy road,
45	SYED RAFI AHMED	DCE	S/O. S.A.RASHEED,	AYYAPPANAGAR	VIJAYAWADA
46	AYYAPPA NAGAR, VIJAYAWADA	74-6/5-6	NEHRU ROAD,		
47	M.V.Ramaha Murthy	DCE	SUPREME PLANNERS,	SIDDHARTHA COLLEGE ROAD	MOGALRAJPURAM, VIJAYAWADA
48	Yadla Sri Krishna	BTECH	S3, Prasanth Apartments, Labbipet, Vijayawada		Pydaiah street
49	G.V.Srinivasulu	AMIE	Flat No.2,Shiridi Apartments,Satyanarayana puram		Semanam street
50	KOCHERLA KOTA SARATH BABU	DCE	KOTAVARI BUILDINGS,	GANDHINAGAR	VIJAYAWADA
51	K.SRIHARI SESHAKUMAR	ITI	C/O R.H.RAO, 1ST FLOOR ,	DURGAPURAM	VIJAYAWADA
52	S.Venkata ramana	BTECH	Labbipet, Mogalarajpuram road,Prajasakthinagar, Vijayawada	40-7-13	
53	K.Venugopala rao	DCE	Harinathapuram,Krishnalanka, Vijayawada-13	41-8/1-19	
54	Kotha Siva sankara rao	ITI	KOTHURI SRIRAMAMURTHY STREET	30-14-21	KOTHAVANTHENA ROAD
55	G.M.Ramesh Kumar	BTECH	Gandhi Nagar, Vijayawada.	26-20-30,	Swamy street,
56	Ch.Basawamohana rao	BTECH	7th Town Police station road, Matruthinagar,Vijayawada	32-27-3	
57	PAMIDIMUKKALA SRINIVAS	DCE	ASUNIHA DESIGNERS,	PATAMATA	VIJAYAWADA
58	K.L.V.SATYANARAYANA	DCE	LEELA ASSOCIATES,	DASARIVARI ST., SURYARAOPET	VIJAYAWADA
59	D.L.NARAYANA	ITI	SRINIVASA ASSOCIATES,	RAMARAO ST.,	GANDHINAGAR,VJA
60	Mohammed Irfan	BTECH	ACE Consultants,G2,Ramis Apartment,Mogalarajpuram ,Vijayawada		OPP SIDDHARDHA public school.
61	Komaragiri Venkateswara rao	BTECH	Devinagar, Vijayawada.	42-2/1-228	4th line,vijayawada-3
62	N.J.SARMA	BTECH	VASTUSILPA,	Gandhinagar	Vijayawada
63	NAKIRI KANTI SUDHAKAR	ITI	N.SUDHAKAR, AMERICAN HOSPITAL,	DOCTORS QUARTERS, BUNDAR ROAD,	VIJAYAWADA.
64	DAVULURU. SRINIVAS	DCE	DESIGN CELL,OPP. MAYURI FILMS,		RAMARAO STREET, GANDHI NAGAR, VZA.
65	G.Venkateswara reddy	ITI	C/o.Shaik Adam Shafi, Gandhinagar, Vijayawada	6/26/2001	Papaiah street
66	G.Venkateswara reddy	ITI	C/o.Shaik Adam Shafi, Gandhinagar, Vijayawada	6/26/2001	Papaiah street
67	Coppiseti Mahesh	BTECH	SHOP NO.3,N.V.K.R.TOWERS	OPP.SIDDHARTHA ARTS COLLEGE	VIJAYAWADA
68	Chanumolu Mallikharjuna rao	BTECH	Patamata,Vijayawada.	57-7-10, Jaya Prakash Complex,	New Postal colony road,
69	G.Chandra Sekhar	DCE	Krishnalanka,Vijayawada	41-18-3	Tirumala rao street
70	Siddani Siva Prasad	BTECH	Sai Srikanth Civil Engineering Consultaning, Durgapuram,Vijayawada	24-15-66	
71	B.MURAHARI	BTECH	MARUTHINAGAR,	4-367, Lalbahadur Road, Mangalagiri	Guntur Dist.
72	Natta.Anna Dorai	DCE	43-40-10,	Ajit Singh Nagar	Vijayawada
73	B.V.SUDHAKAR	DCE	PATAMATA CENTRE, VIJAYAWADA.	57-2-30	YADAV STREET,
74	T.Chandra Sekhara rao	BTECH	Near Ramanayya coll drink shop, Vijayawada.	11-22-26	R.R.Apparao street
75	Nukathoti Nagaraju	ITI	C/o.Shaik Adam Shafi,Gandhinagar,Vijayawada	6/26/2001	Papaiah street
76	Yallati Mani Vara Ratnakar	DCE	Gateway planners, Shop no.4, Maruthi market,Vijayawada		B.R.P.Road
77	B.Durga Vara Prasada rao	DCE	C/o.B.Subba Rao, Near Fire Station	Lambadipet	Vijayawada

78	K.Divakar Babu	DCE	DIVYA ASSOCIATES, Surya rao pet, Vijayawada.	29-19-49,	Dornakal road,
79	Ganta Srinivasa Rao	DCE	Suchritha Associates, Nutan Towers, Gandhi Nagar, Vijayawada	26-22-30,	Mudunurivari street,
80	B.Srinivas (T)	ITI	C-6, K.P.Towers, Seetharam Puram, Vijaaywada.	30-22-80	
81	Sistla Rama Krishna	ITI	Kedareswara pet, Vijayawada.	4/18/2022	2nd lane
82	K.Venkata Parameswara rao	DARCH	Geeta Nagar, Krishna Lanka, Vijayawada.	61-3/4-17	Chodiseti vari street
83	V.Vaideeswaran	ITI	Ali nagar, Near Cholara Hospital, Chitti Nagar, Vijayawada.	11/4/2003	Pedda Mastan street
84	Madan Mohan Mulakaluri	ITI	Satyanarayana Puram, Vijayawada -11	23-22-120	Sivalayam street
85	Madan Mohan Mulakaluri	ITI	Satyanarayana Puram, Vijayawada -11	23-22-120	Sivalayam street
86	V.V.S.Ranga Raju	ITI	Konatharampadu,	Prodhuturu (P.O), Kankipadu Mandal	Krishna District
87	PATAN GOUSE KHAN	DCE	BLOCK NO.20,AJITSINGHNAGAR	VIJAYAWADA	
88	MUNAGALA LAKSHMI NARAYANA	ITI	BHAVANIPURAM, VIJAYAWADA	M.I.G.191/3	OLD H.B. COLONY
89	B. LAKSHMANA RAO	BTECH	SSS COLONY GOLLAPUDI, VIJAYAWADA-521225	PLOT NO.5	ROAD NO.3
90	INAMANA MELLURE RAVI SANKAR	BTECH	59A-7-23, HOUSE.NO.9	SBH COLONY	SAIBABA TEMPLE 5TH LINE, VJA
91	AREPALLI VIJAYA KUMAR	DCE	KARMEL NAGAR	49-4-12/2	GUNADALA,VJA-4
92	MEDIKONDA HANUMANTHA RAO	DCE	ASHOKNAGAR,VIJAYAW ADA-7	74-23-18	VENKATAPPAIAH ST,
93	KONDAMUDI SEETARAMANJANEYULU	DARCH	K.S.R.ANJANEYULU	24-21-18	ASHNAAM ST,VJA-3
94	B.JEEVAN KUMAR	ITI	PLAT NO.23,4TH LANE COLONY	DEVI NAGAR	VIJAYAWADA
95	P.VAMSEE KRISHNA	DARCH	61-10/1-5	BACK SIDE OF SAI PUBLIC SCHOOL	RAMALINGESWARA NAGAR,VJA
96	KASI REDDY ADI NARAYANA REDDY	DCE	NEAR STELLA COLLEGE,VJA	59A-11-13/1A	P&T COLONY
97	MALLAVALI VENKATESWARA RAO	DCE	40-17-152	BHAVANI GARDENS	LABBIPET,VJA
98	KODELA LAKSHMI NARAYANA	DCE	SEETARAMPURAM,VJA	33-7-2	NETAJI ST
99	NAMALA PRASAD	ITI	GULABITHOTA	24-29-180	GANDHINAGAR,VJA
100	KAPPALA PRAKASH BABU	DCE	CHERUVU CENTRE	3-1-204/A, OPP C.P.M.OFFICE	VIDYADHARAPURAM,VJA
101	KOLLIPARA RAGHU VEERA PRASAD	DCE	1-186	SAI NAGAR	PORANKI,VJA
102	MAJETY SUDHAKAR MOULI	DCE	VIDHYADHARAPURAM, VIJAYAWADA	1-3/24-19/3	QUARI LANE, NEAR, MAYRI APTS.
103	BURAGAYALA SRINIVASA RAO	ITI	41-1/11-6	KRISHNALANKA	NEHRU NAGAR 2ND LINE,VJA
104	KANTHETI SRI DEVI	DCE	PATAMATA, VIJAYAWADA	96	MARUTHY COLONY, HIGH SCHOOL ROAD
105	V.SRI RAMA MURTHY	DCE	41-1/15-25	BAPANIAH NAGAR	KRISHNALANKA,VJA
106	MUGGU JOHNSON	ITI	PEZZONIPET, VIJAYAWADA	17-19-20	ST. PETERS STREET
107	S.V.S.J.RAMA KRISHNA RAO	ITI	MOGALRAJAPURAM,VIJA YAWADA.	32-13-53	BOYAPATI MADHAVA RAO ROAD
108	TADEPALLI RAVI KUMAR	ITI	BHAVANIPURAM	76-1-1,PLOT NO.8	CHAITANYA APARTMENTS
109	VIJAY LAKSHMI K.N.V.	DCE	S.N.PURAM,VIJAYAWAD A-11	149/B	S.T.P.M.RLY.COLONY
110	K.VENKATESWARA RAO	DCE	VIJAYAWADA.	H.NO.21-19-18	MADHURANAGAR
111	K.Anil Kumar	ITI	Vijayawada	Flat No.6,	Boyapati Mansions, Seetharampuram

Vijayawada Zonal Development Plan



**E-mail : ourvmc@yahoo.com
Visit us at : www.ourvmc.org**