

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Urban Development Authorities, Municipal Corporations and Municipalities - Unauthorized layout - development - orders - issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M1) DEPARTMENT

G.O.Ms.No. 458, M.A.

Dated 28-10-2004

1. Government have observed that despite adequate provisions to promote and facilities planned development the now areas of Urban Development Authorities, Municipal Corporation and Municipalities are being sub-divided with illegal and unauthorized layouts, Plots/sites of such unauthorized layouts are disposed of with substandard and inadequate provision of development facilities, public and civic amenities, causing serious long-term problems like hampering the planned development through Master plan and other statutory planes and their implementation, problems in provision of good circulation network provision of open spaces, provision of services and amenities, etc. The public are being cheated by such unauthorized layout beings promoted through unscrupulous developers / owners and real estate agent who after making a quick profit vanish from the scene, leaving the plot buyers in the lane.
2. Government therefore instruct the vice-chairman of the Urban Development Authorities and all Municipal Commissioners to take effective steps and measures to arrest and curb the tendency of unauthorized layout/illegal developments, viz.,
 - (a) Take immediate and prompt enforcement action on unauthorized layout wherever such unauthorized layout are noticed.
 - (b) To report to the Collector concerned the list and details of such unauthorized layouts/illegal developments on regular monthly basis, who would take action as per the provisions of the Registration Act; and instruct the Registration Department not to entertain registration in such layouts/illegal developments in public interest.
 - (c) The Vice-Chairman of the Urban Development Authority/Commissioner of Municipality shall take steps to give wide publicity in the media cautioning the public as well as financial institutions against entering into transactions in such unauthorized layout/illegal developments.
 - (d) Take steps for display of Boards at each unauthorized layout/illegal developments in the concerned Sub-Registrar office.
 - (f) Inform and involve the associations of professional bodies like APREDA/Builders forum, Engineers/ Surveyors and Document writers of Registration Department etc. not to entertain such unauthorized layouts/illegal developments.
 - (g) The real estate developers/agents who advertise plots / sites without valid layout approval would be liable to panalization and prosecution bythe Vice-Chairman of Urban Development Authority / Executive Authorities of the concerned local authorities constructing such act as misleading and chating the public taking action for blacklisting such developer/promoter/owner.
3. The Vice-Chairman of Urban Development Authority / Commissioner of Municipality / Municipal Corporation are personally held responsible and accountable in the above task and shall ensure that no developments/buildings come up in such unauthorized layouts/illegal development sites.

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

S.R.RAO
Principal Secretary to government