

**GOVERNMENT OF ANDHRAPRADESH  
ABSTRACT**

Municipal Administration & Urban Development Department - Development of MIG Layouts/smart townships in Urban Local Bodies/Development Authorities - Constitution of Committees at District Level and State Level– Guidelines on identification of sites and for acquisition – Orders Issued.

**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M) DEPARTMENT**

**G.O.Ms.No.38**

**Dated:09.04.2021**

**Read the following:**

1. From the DTCP, AP Lr.Roc.No. 1695 /2021/ P, dt:22-03-2021
2. G.O.Rt.No.130, MA&UD (M) Department, dt:23.03.2021.
3. Government Memo. No.1373004/M2/2021, Dated:26.03.2021
4. G.O.Ms.No.487 Revenue (Land Acquisition) Department, dated: 29.11.2019
5. From the DTCP, AP Lr.Roc.No. 1695 /2021/ P, dt:30-03-2021

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**ORDER:**

The Government have observed that, middle class people are approaching Real Estate developers and purchasing plots in unapproved layouts and thereby resulting in haphazard growth of town and cities leading to legal disputes, traffic problems and lack of lung space, physical and social infrastructure etc.

2. In order to promote planned/integrated developments of various towns by providing the basic infrastructure facilities and to safeguard the interest of the public at large by ensuring availability of clear title residential plots at affordable prices, the Government in the G.O 2<sup>nd</sup> read above have constituted District and State Level Committees along with Terms of Reference and Guidelines for development of MIG Layouts in Urban Local Bodies/Development Authorities. The Government in the reference 3<sup>rd</sup> read above have also clarified that the Chairman of District Level Committee is Joint Collector, (Raithu Barosa & Revenue).

3. The Government in the reference 4<sup>th</sup> read above, had earlier issued orders for acquisition of land through Voluntary Acquisition.

4. In the light of above GOs, in the reference 5<sup>th</sup> read above, the DTCP, AP has requested the Government to issue certain modifications to the G.O 2<sup>nd</sup> read above along with guidelines for identification of sites and acquiring the identified sites as per the G.O 4<sup>th</sup> read above.

5. After careful examination of the matter and to remove ambiguity and in supersession of orders issued vide G.O 2<sup>nd</sup> read above, Government hereby issue following orders for constitution of Committees at the District and the State Level along with guidelines to be followed for identification of sites in Annexure – 1 and Revised Demand Survey Format in Annexure – 2, as following:

(PTO)

**6. The following Committee is constituted at District Level:**

<b>DISTRICT LEVEL COMMITTEE</b>		
1	Joint Collector (Raithu Barosa & Revenue)	Chairman
2	Metropolitan Commissioner/ Vice Chairperson of concerned Development Authority.	Member
3	Commissioner of concerned ULB	Member
4	Superintendent Engineer (Public Health)	Member
5	Commissioner, District Head quarters Municipal Corporation	Member-Convener

**6.1 Role and Responsibility of the District Level Committee for identification of Sites and Acquiring:**

- I To estimate the Land required in ULBs /DAs.
- II The Committee ay the District level will identify the lands as per the criteria now enclosed to the G.O (Annexure-1)
- III Since the responsibility of development of affordable middle income group layouts lies with the MA&UD Department, after the JC's identify the lands, they will send it to the State Level Committee for scrutiny which in turn will submit its recommendations to the Government for written consent before acquiring the lands.

**7. The following State Level Committee is hereby constituted:**

<b>STATE LEVEL COMMITTEE</b>		
1	Commissioner & Director of Municipal Administration, AP	Chairman
2	Managing Director, AP TIDCO	Member
3	Director of Town & Country Planning, AP	Member-Convenor
4	VC, APHB/APRSC Ltd	Member

The Municipal Commissioner concerned/VC or MC of Development Authority concerned shall present the proposals to the State Level Committee whenever required.

**7.1 The Roles and Responsibility of the State Level Committee for approving the lands identified:**

- I. At least two (2) members of the Committee will personally inspect each site and place before Committee before the clearance is given.

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- II. The Committee will strictly follow parameters prescribed by the Government in this G.O and its Annexures and send the proposals with specific recommendations to the Government for issue of necessary orders for acquiring the lands and also suggest the implementing agency for the said project.
  - III. The State Level Committee shall also carry out any other work entrusted to it by the Government from time to time in this regard under the MIG project to steer and materialize the deliverables in time bound manner.
8. The implementing agency based on the approval orders issued by the Government shall send the requisition to the District Collector concerned to initiate the land acquisition process as stipulated in G.O 4<sup>th</sup> read above.
9. All the officials mentioned in the address entry shall take further necessary action accordingly.

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

**Y. SRILAKSHMI**  
**SPECIAL CHIEF SECRETARY TO GOVERNMENT**

To

All the District Collectors in the State  
The Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam  
The Metropolitan Commissioner, Amaravati Metropolitan Region Development Authority, Vijayawada  
The District Level Committee Members  
The State Level Committee Members  
The Commissioner & Director of Municipal Administration, AP, Guntur  
The Director of Town & Country Planning, AP, Mangalagiri  
The Engineer-In-Chief, (Public Health), AP, Guntur  
The MD, AP Town Infrastructure and Development Corporation, Vijayawada  
The Managing Director, AP Rajivswagruha Corporation Limited, Vijayawada.  
The Vice Chairman & Housing Commissioner, AP Housing Board, Vijayawada  
The Revenue Department, AP Secretariat, Velagapudi

**Copy to:**

OSD to Hon'ble Minister for MA&UD Department  
PS to Special CS to Government, MA&UD Department, AP Secretariat  
SF/SCs

//FORWARDED:: BY ORDER//

SECTION OFFICER

**Annexure -1 to G.O.Ms.No.38, MA&UD (M) Department dated:09.04.2021**

**Guidelines for selection and finalization of MIG layout sites:**

- i. The location of the site proposed for MIG layouts shall have demand for house sites.
- ii. Interior areas which do not have any future growth shall be avoided.
- iii. Existing employment opportunities available in the area need to be considered to decide site location.
- iv. Site should have existing approach road.
- v. As far as possible, avoid lands having weak soil bearing capacity.
- vi. The site should be on elevated ground. It should have appropriate slope to afford good facility of drainage. Site prone to submergence due to heavy rains shall be avoided.
- vii. Sites nearer to ponds, pools of water, water logged areas must be avoided.
- viii. The site should be contiguous and as far as possible regular shape.
- ix. The source for Potable water should be ensured.
- x. The surrounding of site should be expandable.
- xi. The orientation of site should be such that it receives natural light and air in plenty.
- xii. The location of site is such that the common facilities like school, transportation, medical facilities etc are within reasonable range.
- xiii. Within ULB maximum 3 KM from developed area in case of Municipality, within ULB or maximum 5 Km from the developed area in case of Municipal Corporations.
- xiv. Nearby contiguous to the Pedalandariki illu sites.
- xv. Cost involved in providing trunk infrastructure and Cost for Infrastructure development shall be kept in mind while selecting the site preferably existing infra / Jagananna colonies.
- xvi. Site selected must be free from litigation.
- xvii. Master plan Land use to be considered. If site is suitable for residential development and requires CLU, the same shall be indicated.
- xviii. Demand survey shall be conducted by the respective Municipal Commissioners of all ULBs and Nagar panchayats for assessing the demand for MIG plots through ward secretariats and shall place before concerned district level committees for further action. The Survey Format is annexed with this order for necessary action.

(PTO)

- xix. It is proposed to take up layouts/smart townships in 150/200/250 Acres of land in the District Headquarters and 50/100 Acres in the other areas depending up on the requirement after assessing the preliminary demand. Size of layout/ townships may vary with the approval of Government.
- xx. Three (3) categories of plot with the following size and household income is proposed:

Category	Plot size	Household income
MIG – I	150 Sq.Yards	For households with an annual income of above Rs. 3.00 lakhs and up to Rs.18.00 Lakhs
MIG – II	200 Sq. Yards	
MIG – III	240 Sq. yards.	

- xxi. One middle class family with the income of above Rs. 3.00 lakhs and up to 18.00 Lakhs per annum is eligible to apply for one plot only.
- xxii. It is proposed to acquire lands on par with the procedure followed in respect of acquisition of land for providing House pattas. (As per G.O.Ms.No.487 Revenue Department, dated 29-11-2019).
- xxiii. Metropolitan Region Development Authority/Urban Development Authority, Andhra Pradesh Rajiv Swagraha Corporation Limited, APTIDCO or any agency as decided by Government is the implementing agency.
- xxiv. Notwithstanding anything contained in the aforesaid guidelines, the State Government shall reserve the right to issue any alteration/change/modification etc. either on policy or implementation on the subject, which will be final and binding.

**Y. SRILAKSHMI**  
**SPECIAL CHIEF SECRETARY TO GOVERNMENT**

SECTION OFFICER

**Annexure -2 to G.O.Ms.No.38,MA&UD (M) Department dated: 09.04.2021**

**Demand Survey Format**

Name of Municipality/ Corporation:

1. Name\* : \_\_\_\_\_  
2. S/o D/o W/o : \_\_\_\_\_  
3. Occupation : \_\_\_\_\_  
4. Address : \_\_\_\_\_

5. Mobile Number : \_\_\_\_\_

6. Annual Income : Rs. \_\_\_\_\_

7. Are you interested in  
Buying plot in the MIG  
Layout proposed to be  
Developed by the  
Government authority. : Yes / No

8. Extent required : 150 Sq Yds / 200 Sq Yds / 240 Sq Yds.

9. Please Specify Preferred  
Location : a) Name of the Location  
b) Distance from the Municipal Office

\* One middle class family with the income of above Rs. 3.00 lakhs and up to 18.00 Lakhs per annum is eligible to apply for one plot only.

**Signature**

**Y. SRILAKSHMI  
SPECIAL CHIEF SECRETARY TO GOVERNMENT**

SECTION OFFICER