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GOVERNMENT OF ANDHRA PRADESH

OFFICE OF THE DIRECTOR OF TOWN AND COUNTRY PLANNING
GOVERNMENT OF A.P., MANGALAGIRI

Circular.Memo.No.650/2017/P

Date: -07-2021.

Sub:- O/o Director of Town and Country Planning, Mangalagiri – AP Land Development (Layout and Sub-Division) Rules, 2017 – Issue of Building permissions in approved Layouts (FLP)-Reg.

Ref:- 1. G.O.Ms.No.275 MA, Dt.18-07-2017 of the Government of A.P.,
2. Representation dt.23-06-2021 of CREDAI, Andhra Pradesh.

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The Government vide reference 1st cited have issued Land Development (Layout and Sub-Division) Rules, 2017. In this connection, CREDAI ,A.P. vide reference 2nd cited brought to the notice of undersigned that after getting the Final Layout Plan (FLP) from the concerned Authorities, the Developers are permitted to sell the plots to the Customers except plots being mortgaged to local bodies. In the representation they have also stated that some of the Competent Authorities of the Urban Development bodies in the state are denying Building Permission even though fulfilling all the required documentation, stating that the Developer has not obtained Layout Development Completion Certificate (LDCC) and requested this office to allow customers to get the required building permission in the layouts.

In this regard it is to inform that as per Layout Rules-2017, the Competent Authority will issue the Final Layout Plan (FLP) duly showing road pattern, proposed plots with dimensions, public open spaces, utilities and amenities and send it to the Executive Authority duly assigning the Final Layout Plan number (FLP). Thereafter, the Executive Authority will issue endorsement to the Layout Developer directing him to mortgage 15% of the area of the proposed plots in favour of the Development Authority / Executive Authority for ensuring the development of infrastructure in the layout.

As per Rule.7(5)(n) of Layout Rules, 2017, "No building shall be constructed in the layout area in the plots which are mortgaged to Competent Authority /

Executive Authority, unless re-conveyance deed is executed by Competent Authority /Executive Authority”.

In view of the above, it is here by informed that the building permissions shall be considered for approval in approved Layouts after issue of Final Layout Plan (FLP) by the Competent Authority except in the plots mortgaged to the Competent Authority / Executive Authority. However occupancy certificate for building shall not be issued until LDCC is issued for layout.

**Director of Town and
Country Planning**

To:

The Metropolitan Commissioner, AMRDA, Vijayawada.

The Metropolitan Commissioner, VMRDA, Visakhapatnam.

The Commissioners of all ULB's in the state

The Vice Chairmen of all UDA's

All RDDTPs and DTCPOs

Copy submitted to Special Chief Secretary to Government, MA&UD Department,
Govt.,of A.P.,