

**MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT
ANANTAPURAMU HINDUPUR URBAN DEVELOPMENT AUTHORITY**

**SHOW CAUSE NOTICE UNDER RULE 10(b), IN
CHAPTER-II OF A.P. LAYOUT DEVELOPMENT (LAYOUT AND SUB-DIVISION) RULES 2017**

File No: 1107/0017/LP/AHUDA/2019

Office of the AHUDA:: Ananthapuramu
Dated: -12-2019.

Sub:- AHUDA – Layout approval - Kakkalapalli and Raptadu Mandals – S.Nos. 21,248, 252 etc., extent 78-34 AC – Certain documents required to process the file – Endorsement issued- TLP obtained by misrepresentation of facts-SCN issued – Explanation called for – Reg.

Ref:- 1) Application filed by Sri N.Ravi Kumar, M/s Golden globe Corporation (LLP) dated: NIL.
2) This office RC.280/2019/AHUDA dated: 27-11-2019.
3) File No.1107/0017/LP/AHUDA dated: 17-12-2019.

In the reference 1st cited Sri N.Ravi Kumar, M/S Golden Globe Corporation has applied for Layout permission through Sri V. Bala Ganesh, LTP for certain lands situated in Kakkalapalli and Raptadu villages to an extent of 78-34 Ac within AHUDA Region.

It is noticed during the post verification of the submitted documents /records etc., to process the file for grant of Tentative Layout permission for the proposed lands in Kakkalapalli and Raptadu villages it is noticed the below.

1) As seen from the MOU, it is noticed that,

The point in: G (i) "That the owner has a good and marketable title to the schedule property, free from encumbrance of any manner and that there are no claims including all claims by way of sale, exchange, mortgage, gift, inheritance, trust, possession, easement, lien or otherwise and that other than the owner, no other person /entity has any right, title, interest or share in or to **the Schedule Property except a portion of 4.50 acres being 3/4th of Plot No: 20/2 7 21/2 measuring 6.02 acres of Raptadu village and that the owner shall, at their own cost and expense, and at all times during the subsistence of this Agreement take all necessary steps to ensure a clear and marketable title of the Owner to the schedule property**"

2) Meanwhile, Sri K.L.N. Prasad, Advocate has issued Legal Notice to the AHUDA Dated: 29-07-2019 that the following Schedule Property in Raptadu Village is pending before the Hon'ble Additional District Judge in O.S. No: 05/2012 and requested not to grant any permission or sanction *layout* and construction permissions infavour of M/s. United Tele Links Bangalore Ltd company.

Schedule

(i) Item No: 01:

Sy. No: 20-2 AC. 2.34 Cents out of Ac 4.68 Cents

(ii) Item No: 02:

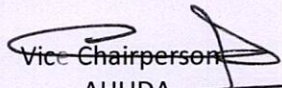
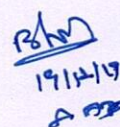
Sy. No: 21-2 Extent Ac. 3.68 Cents out of Ac. 7.31 Cents

But ignoring above, the Developer and LTP has included this dispute property for layout approval. The applicant is requested to submit orders from the Civil Court if the case is disposed off.

- 3) The Sy. Nos applied for Layout are in two Gram Panchayats i.e, Kakkalapalli GP, Anantapuramu Mandal & prasannayapalli GP, Rappthadu Mandal. Due to multiple Sy. Nos in applied area, the applicant need to produce Sub-divisional record to each Sy. No to an extent of Ac. 78.34 Cents and combined FMB Sketch issued by the Competent Authority to this effect.
- 4) As seen from the applied Sy. Nos verified with documents the land in Sy. No: 252-5B is not mentioned in "MOU" by United Tele Links, but the developer has included the said Sy. No which is not pertaining accordingly to "MOU" and to submit Registered MOU for Sy. No: 252-5B.
- 5) Further observed that, the applicant/LTP submitted drawings are not satisfied as per G.O.Ms. No: 275 MA&UD (H) Dept Dt: 18-07-2017 and also not followed the Circular No: 9464/2012/P Dated: 09-11-2018 issued by the Director of Town and Country Planning, Guntur.
- 6) It is to submitted and observed that the applicant has not maintained the circulation pattern of the proposed layout and also blocked with internal roads for easement rights to the public making dead-end roads. Hence the applicant is requested to submit the revised layout proposal with circulation pattern.

Under provision of Rule 10 (b) in chapter.II of A.P Layout Development (Layout and Sub-division) Rules, 2017, If the Executive Authority finds at any time any violation of Rules or misrepresentation of Rules or misrepresentation of fact, or development at variance with the sanction or these Rules, inclusive of the prescribed documents, the Executive Authority shall be entitled to revoke the sanction and take appropriate action against such Licensed Technical Person and he shall not be authorized to submit the plans, fresh plans till finalization of the case.

Sri V. Bala Ganesh is hereby called on the show causes within 15 days as to why his/her license/registration shall not be cancelled for having indulging in professional misconduct. If no explanation is reviewed with in time, it will be presumed that there is no explanation to offer and further action will be taken as material available without any further notice.


Vice Chairperson
AHUDA
Ananthapuramu (9/12/2019)


To
Sri V. Bala Ganesh, Structural Engineer,
Licensed Technical Person for AHUDA (License No.13/STR/AHUDA/ATP-A)
37, SSD Oil Mill Road (AN Elimalai Salai),
VGN Nagar, Iyyappanthanagi
CHENNAI

Copy to Sri N.Ravi Kumar, M/S Golden Globe Corporation, Ananthapuramu.