

PHONE:08645-295696
email: dtcp.ap@gmail.com

GOVERNMENT OF ANDHRA PRADESH

Office of the
Director of Town and Country
Planning, MGM Capital,
Mangalagiri.

Circular No.MAU03-17024/2/2019-Plg-DOTCP,

Dt. 03-03-2020

Sub: Town Planning -O/o the DT&CP, AP, Mangalagiri-Building Permissions under APDPMS-Disposal of applications under APDPMS-Assessment of quality of disposal-Review Meeting convened on 25.02.2020 by Secretary to Government, MA&UD Dept.-Certain irregularities identified-Instructions Issued.

Ref:- 1) T/o Circular No.MAU03-1724/2/2019-Plg-DOCPT, dt. 26-11-2019.
2) Govt.Memo No.3818961/M1/2019, MA&UD Dept., dt. 07-02-2020.
3) Govt. Memo No. 3818961/M1/2019, MA&UD Dept., dt. 18-02-2020.
4) Review Meeting conducted by Secretary to Government, MA&UD Dept., dt. 25-02-2020.

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In this Office Circular 1st cited, all the RDDTPs were instructed to inspect the Urban Local Bodies along with assistance of ADTP, DT&CPOs and verify quality of disposal, interpretation of rules, quality of shortfalls raised etc., and submit fortnight report to DT&CP.

In the reference 2nd cited, Government have constituted District Wise Committees with RDMA, RDDTP, DT&CPO and UDA Staff to verify quality of disposal of development proposals to avoid financial leakages and interpretation of rules if any. Further, it was informed that the Senior Officer among the team is responsible to complete the task and submit report.

A Review Meeting has been conducted by the Secretary to Government, MA&UD Dept., dt. 25-02-2020 with all the Team Members and reviewed the Reports in detail and observed the following irregularities.

- 1) In certain cases, Town Planning Staff/Municipal Commissioners have confirmed the Online Plans where in width of approach road was shown as more than the existing Road width to avoid handing over of site for road widening.
- 2) In certain cases, though 14% open space cost is applicable, the applicants have not paid the some of the concerned Officers confirmed the permits/in post verification with and insisting 14% open space cost resulting loss of Revenue.
- 3) For the proposals abutting to Roads of width less than 9.00 Mtrs., the applicants required to hand over deficit site for road widening through Registered Gift Deed to make the road minimum 9.00 Mtrs. wide.

But in certain cases, permissions were confirmed in post verification without insisting Registered Gift Deed though road widening was not handed over.

- 4) In certain cases, two additional floors were constructed without permission and no effective action has been taken by the Municipal Commissioners and Town Planning Staff.
- 5) Applicants made constructions in Road widening portion also but no effective action has been initiated.
- 6) In all most all the Buildings upto site area of 200 sqm/300 sqm, constructions were made in violation of Rules without leaving any set back.

Action has already been initiated against the concerned Officers for committing/allowing such irregularities.

In view of the above, all the Officers are requested to be cautious and avoid such irregularities in future.

Director of Town and
Country Planning

To

The Commissioners of all the Urban Local Bodies in the State.
The Vice Chairmans/Commissioners of all Development Authorities in the State.
All Town Planning Section Heads in Urban Local Bodies/Urban Development Authorities.
All the Town Planning Staff through the Urban Local Body/Urban Development Authority concerned.

Copy to all the RDDTPs/DT&CPOs

Copy submitted to the Secretary to Government, Municipal Administration and Urban Development Department for favour of information.

Signature valid

Digitally signed by
VEEPANAGANDLA RAMUDU
Date: 2020.03.03 15:41:00 IST
Reason: Approved