

GOVERNMENT OF ANDHRA PRADESH  
ABSTRACT

URBAN DEVELOPMENT AUTHORITIES – Development Control in Gram Panchayats falling in Urban Development Areas – Delegation of certain powers relating to development control to the Gram Panchayats – Notification – ISSUED.

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MUNICIPAL ADMINISTRATIVE AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.(MS.) NO.408, M.A.

Dated the 8<sup>th</sup> August, 1991

1. G.O.Ms.No. 451, dated 26-08-1988.
2. Representation from the Sarpanch, Medchal Gram Panchayat, R.R. Dist., dated nil.
3. Representation from the Sarpanch, China Mushidivada and other dated nil.
4. Representation from the Sarpanch and Villagers of Ramachandrapuram, Medak Dist., dated nil.
5. Representation from the Sarpanch of Bhegapuram Mandal, Denkada & Nelinara Mandals, Vizianagaram Dist., dated 01-04-1991.
6. From the V.C., T.U.D.A., Lr.No. 1359/G1/90, dated 27-07-1990 & 31-10-1990.
7. From the V.C., HUDA, Lr.No. 8131/MPU/HUDA/82, dated 17-07-1990 and dated 07-05-1991.
8. From the V.C., HUDA, Lr.No. 1474/90-H2, dated 22-08-1990 and 23-11-1990.

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ORDER:

The Government in their Order 1<sup>st</sup> read above suspended the powers of Gram Panchayats falling in Urban Development Areas relating to development control activities pertaining to grant of building permissions, approval of layouts and the grant of licences for the location and running of industries vested with them under section 125 and 125 A of the Andhra Pradesh gram Panchayats Act, 1964, (Act No.7/1964); and transferred the said powers to the respective Urban Development Authorities. Subsequently several representations have been received by the Government for restoring the said powers to Gram Panchayats.

2. The Government have examined the matter carefully in consultation with the Urban Development Authorities and decided that certain powers which were suspended, be retransferred to the Gram Panchayats within the jurisdiction of Urban Development Authority.
3. The Appended Notification shall accordingly be published in an Extra-ordinary issue of the Andhra Pradesh Gazette dated the 12<sup>th</sup> August, 1991.

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

T.R. PRASAD,  
PRINCIPAL SECRETARY TO GOVERNMENT.

Forwarded to:

- The Director of Printing, Stationery and Stores,  
Purchase, Hyderabad, Andhra Pradesh (for publication of the Notification  
in the Extra-ordinary issue of the Andhra Pradesh Gazette).
- The Vice-Chairman of all the Urban Development Authorities in the State. Hyderabad  
Urban Development Authority, Secunderabad.
- The Executive Officers of the concerned Gram Panchayats.  
Through: The Urban Development Authorities concerned.
- The Director of Town & Country Planning,  
Hyderabad, Andhra Pradesh.
- The Commissioner & Director of Municipal  
Administration, Andhra Pradesh, Hyderabad.
- The Commissioner, Panchayat Raj, Andhra Pradesh, Hyderabad.
- The District Collectors (Panchayat Raj) concerned.

Copy to:

P.R. & R.D. Department/Revenue Department/  
Industries & Commerce Department.  
P.S. to Chief Minister.  
P.S. to M(M.A.).  
P.S. to Principal Secretary, M.A. & U.D. Department.  
'I' & 'B' Sections in M.A. & U.D. Department.  
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// BY ORDER //

Sd/-  
SECTION OFFICER.

APPENDIX  
NOTIFICATION

In exercise of the powers conferred by section 36 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act No.1 of 1975) read with section 15 of the Andhra Pradesh General Clauses) Act, 1891, the Governor of Andhra Pradesh hereby revokes the Notification issued in G.O.Ms.No.451, Housing, Municipal Administration and Urban Development Department, dated the 26<sup>th</sup> August, 1988 in so far as it relates to the following powers and restores them to the Gram Panchayats specified in the Schedule to the said Notification:-

- (i) Grant of only Residential building permissions for Ground + 2 floors in approved layouts of Urban Development Authorities subject to the condition that the height of the building shall not exceed 10.00 Metres and the plot area is below 1,000 Square Metres.
- (ii) Residential building permissions in village settlement areas subject to the condition that the Panchayats shall get the plan for extended village settlement area approved by Urban Development Authority).
- (iii) Row-type shopping (however they should be limited to village settlement area and on roads of 40 feet and below subject to Urban Development Authority Regulations.
- (iv) Plot sub-division permissions in the Urban Development Authority approved layouts.

These provisions i.e. from (i) to (iv) shall be exercised by the Panchayats for areas beyond 200 Metres from State and National Highways and 100 Metres from 100 feet and above roads. For areas falling within 200 Metres from State or National Highways and 100 Metres from 100 feet and above roads, prior technical permission from the Urban Development Authority shall be obtained by the Gram Panchayats.

- (v) Levy of penalties and to take action against unauthorised constructions.
- (vi) To levy and collect development charges wherever the Panchayats give the Building permissions, and transfer the same account to the Urban Development Authority.

The following procedure to adopted to monitor and check the permissions to be given by the Gram Panchayats:

- (a) The power to sanction building permission/sub-division permission by the Panchayat layouts----- The Panchayats shall be approve plans in old Panchayat layouts before getting such old layouts regularised by Urban Development Authority, following prescribed procedure.
- (b) Within two (2) months from the passing of the order, the respective Panchayats shall listout all the layouts approved by the Panchayat in their area, and communicate to Urban Development Authority in writing in the following format through the District/Divisional Panchayat Officers.

Sl. No.	Sy.No. & Village.	Extent.	No. of plots.	Date of sanction	Whether entered in the Register/ Fee paid.	Extent of layout development on ground.	No. of building constructed in the layout.	Remarks.
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)

The Urban Development Authority will consider the regularisation of such layouts with respect of Zonal Development Plan/Master Plan. The Panchayats can consider building permissions in such layouts only after the Urban Development Authority regularises them and adhere to the terms and conditions stipulated by the Urban Development Authorities.

- (c) The respective Urban Development Authorities shall issue detailed instructions regarding the rules and regulations like set-backs to be maintained while granting the permissions for buildings as per the delegations of powers.
- (d) The Panchayats should maintain a Register showing the details of building permissions accorded in the following form:

Date of application.	Plot area	U.D.A. approved layout or not.	Date of sanction.	Setback &	D.C. collected.	Fee and other fee collected.	Remarks.
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)

- (e) Similarly a Register shall be maintained by the Panchayats showing unauthorised constructions in the following form:

Sl. No.	Premises/ Plot No.	Date of detection.	Nature of unauthorised construction.	Statge of construction	Action taken by the Panchayat.	Re- marks
(1)	(2)	(3)	(3)	(4)	(5)	(6)

- (f) The respective Urban Development Authorities will furnish detailed Master Plan/Zoning Development Plan showing clearly the land uses, which will not as guide to the Gram Panchayat.
- (g) The respective Urban Development Authorities will take training classes (in batches of 20) for the Sarpanches/Executive Officers to explain them the Master Plan rules, building regulations, collection of Development charges etc.
- (h) A responsible Officer from Urban Development Authority shall visit each Gram Panchayat once in three months to check the building permissions issued and the registers, and submit a report in the matter to the concerned Vice-Chairman.
- (i) If it is found that the Gram Panchayats are not exercising the powers properly and exceed of their limits, the Urban Development Authorities shall have powers to withdraw the delegation, apart from initiating action against Sarpanch/Executive Officer through the Collector.

The delegation of powers shall be limited to these Panchayats where there is a full-time Executive Officer or Government Employee, who will be entrusted with maintenance of records/collection of development charges and will be accountable for viciations of Government Urban Development Authority instructions. He shall be responsible for reporting to the Urban Development Authority if any instructions are violated by the Panchayat within one month from the time of occurance.

T.R. PRASAD,  
PRINCIPAL SECRETARY TO GOVERNMENT.