

**THE TIRUPATI URBAN DEVELOPMENT AREA REGULATIONS FOR  
DEVELOPMENT OF LAND INTO LAYOUT AND LAND SUBDIVISION**

- Ref: 1. G.O. Ms.No.62, M.A, dated 28.1.1970.  
2. G.O.Ms.No.982,M.A., dated 5.10.1979.  
3. G.O.Ms.No.161,M.A.,dated 21.3.1984.  
4. G.O.Ms.No. 65, M.A., dated 5.2.1987.  
5. G.O. Ms.No.405,M.A.,dated 5.8.1992  
6. G.O. Ms.No.292,M.A.,dated 28.5.1994  
7. G.O. Ms.No.423,M.A.,dated 31.7.1998  
8. G.O. Ms.No.528,M.A.,dated 25.9.1998

As per the provisions made under 13 and 14 of the A.P. Urban Areas (Development) Act, 1975 and also as per the Government orders issued from time to time, the T.U.D.A. hereby makes the following regulations, viz.,

1. These regulations may be called "The Tirupati Development Area regulations for development of land into layout and land subdivisions.
- 1.2. These regulations shall apply to the entire Tirupati Development area.
- 1.3. **APPLICABILITY :**
  - 1.3-1. These regulations shall apply for the following :
    - a) When more than one building is proposed on any land except for accessory buildings, the owner of the land shall submit proposal for proper layout of buildings or subdivision of his entire contiguous holding.
    - b) When development of any tract of land is proposed which includes division and sub-division into plots for various land uses.
  - 1.3-2. The above includes all categories and types of development wherein these regulations shall be applicable viz.,
    1. All types of residential development viz., plotted type group housing schemes etc.,
    2. All types of commercial, institutional and industrial development.
    3. Mixed land uses development
    4. Any other type of development schemes.
  - 1.3-3 1. All development work shall conform to the respective provisions and stipulations made under regulations. If there is a conflict between the requirement of these regulations and the requirements and stipulations in force, the requirements of these regulations shall prevail.
    2. Provided, however, that for Low cost housing schemes undertaken by the various Government departments or T.U.D.A. or any local body, separate provisions and stipulations shall be applicable as decided by the Authority.

## **2.0 Owner's Obligation to develop the land**

- 2.1 The owner of any land shall, before he utilises, sells, leases or otherwise disposes off such land or any portion thereof, as sites for construction of any type of building or for taking up any development activity.
- a) Obtain the layout approval from the Authority
  - b) Lay down and develop the roads, streets, drainage, Avenue plantation & park development as per the Authority's specifications to the satisfaction of the Authority.
- 2.2 No permission for the construction of buildings in such land or portion thereof shall be granted by the Authority unless the above are complied with.

## **3.0 Procedure for obtaining permission for development of lands.**

- 3.1 Every owner who intends to carry out development of land layout and sub-division shall give an application in writings to the Authority about their intention in the prescribed form (Annexure-'A')
- a) Every such application shall, bear the signature of the owner of the land and Licensed Architect/Engineer/ Town planner and accompanied with the scrutiny fee at the rate of Rs 2.15 per 10 sq ft mt. of the entire area of the layout. The requisite layout fee/development charges shall be levied after the preliminary scrutiny of the application. The development charges are charged as fixed by the Government. (Annexure-'B').
  - b) For the due fulfillment of the obligations like the development of infrastructure facilities in the layout imposed on the owner, a deposit of Rs 3.00/sq.mt./Rs 1.50/sq.ft. in Municipal area/ Non Municipal area respectively for the total layout area shall be made by the layout owner by way of Bank guarantee for a minimum period 4 years or a non interest bearing cash deposit which shall be returned to the applicant after granting final approval for the layout.
  - c) The layout owner(s) shall execute an agreement on Rs 100/- non judicial stamp paper that they shall fulfil all the conditions with in the time schedule and as per specifications (Annexure-'D').
  - d) The layout owner shall also execute an undertaking on Rs 100/- Non-Judicial stamp paper towards payment of external charges at the rate of Rs 10/- per sq.mt. to T.U.D.A., in the event that the Government confirms the orders passed by the High court in W.P. No. 15699/1986 (Annexure-'E').
- 3.3 The application shall be accompanied by a site plan drawn to a scale of not less than 1:1000 showing topo details existing public roads, approach road the site, sanctioned layouts around the site within a distance of 100 mts. around, Electric , Telephone lines, Vankas/streams etc.,

- 3.4 The detail plan of the proposed site drawn to a scale of 1:500 showing all physical details and permanent features, proposed sites or plots, the community open spaces for play areas, recreation area, schools, shops etc., the alignment of existing and proposed roads as per Master plan/Zonal development plan
- 3.5 A statement showing the number, category of plots with areas and the land use break up of the various areas like plotted area, community open spaces, roads etc., shall be furnished.
- 3.6 A true copy of the ownership title deed along with a non encumbrance certificate for not less than 13 years for the lands under reference shall be given.
- 3.7 A certificate from the Revenue authorities not below the rank of Revenue Divisional Officer stating that the lands under reference are patta lands and stand in the name of owners.

**4.0 Reservations, Amenities and Facilities to be provided in layouts/ sub divisions.**

4.1 All layouts/ sub-divisions shall satisfy the following requirements.

4.1-1 The proposed road shall have the following widths depending on their length, the requirements of the prospective traffic junction and also subject to the provisions of the Master Plan or Zonal Development Plan.

a) Road widths for Residential and other types of layout( other than industrial layouts)

Length of means of access	Width of means of access in mts.)	Width of splay required (in mts.)	Carriage width (in mts.)
Upto 240 mts	12.0	2.0	4.0
241 to 400 mts	15.0	3.0	7.0
401 to 1000 mts.	18.0	4.5	11.0
above 1000 mts.	24.0	4.5	11.0

In no case the development shall be permitted unless it is accessible by a public street of width of not less than 9.0 mts.

b) Road widths for Industrial development : The means of access shall be depending upon the function, prospective traffic and length of the proposed access and shall have the following minimum widths.

Length of means	Width of means of access	Width of splay required	Carriage width
Upto 600 mts	13.0 0 mts	3 mts	7.0 mts
Above 600 mts	18.0 mts or more as decided by the Authority.	4.5 mts	11.0 mts

In no case the development shall be permitted unless it is accessible by a public street of width not less than 12.0 metres.

#### 4.1-2 OPEN SPACES

In any layout or sub-division for residential, commercial, industrial or another type of development plan 10% (ten percent) to the total layout area shall be reserved for park, area and recreational space, which shall, as far as possible be provided centrally in one place and shall be of regular shape.

No such open spaces shall admeasure less than 450 sq.mts. and the minimum dimension shall in no case be less than 10 meters. Every such open shall have an independent means of access.

4.1-3 In the interest of general development of the area the authority reserves the right to insist on larger percentage of open spaces/amenities than the minimum specified in these regulations.

#### 4.1-4 Amenities & facilities Reservations :

a) Residential , commercial and other types of development, exceeding 20 hectares, in addition to the above open space reservation, provision shall be made for Community amenities as given in the following table:

Community amenities spaces to be Reserved in larger layouts and sub-divisions.

Sl. No.	Type of Amenity/Reservation	Minimum area required
1.	School	5000 sq.mts.
2.	Shopping Centre	500 sq mts.
3.	Electric sub-station	12 x 12 mts.

b) In any layout or sub-division for industrial and such similar development exceeding 20 hectare, in addition to the open space requirements, provisions shall be made for the following amenities as given below.

Community amenity spaces to be reserved in Industrial layout:

Sl. No.	Type of Amenity/Reservation	Minimum area required
1.	Labour welfare centre	1000 sq. mts.
2.	Shopping centre	500 sq.mts.
3.	Bus station	2000 sq. mts.
4.	Electric sub-station	900 sq.mts.

4.1-5 Any layout or subdivision shall take into account the provisions of the Master Plan/Zonal Development Plan and if the land is affected by any reservation including roads the authority may agree to marginally adjust the location of such reservation to suit the development without alerting the area of such reservation.

- 4.2 Irrespective of the fact if the area of land covered by a layout is less than half (1/2) hectare in extent the owner required in such cases also should set apart such extent as prescribed under rule 4.12 if the total extent or in the alternative the layout owner shall pay the market value of equivalent land to this Authority as per the valuation of the Registration Department. The amount so realised shall be pooled and spent for the development of open spaces as may be decided by the Authority.
- 4.3 The minimum area of residential plot intended for individual private permanent buildings facing a 12 mts. wide road shall not be less than 100 sq.mts. and the minimum width and length of any such plot shall not be less than 8 mts. and 12 mts. respectively. The plot may be developed either with detached or semi-detached housing. The minimum area of residential plot facing above 2 mts. wide road shall not be less than 150 sq. mts. and the minimum width and length of such plot shall not be less than 9 mts and 16 mts. respectively.

## **5.0 Scrutiny by the Authority**

The layout application shall be scrutinised by the Authority with reference to the Master Plan/Zonal Development Plan proposals, approach road, site conditions, the proposed locations of Community open space, proposed alignment of roads, linkages with the adjoining approved layouts, the land use break up percentage of the various areas and the over all layout pattern etc.,

### **5.1 Tentative Layout**

Only after compliance of the above requirements by the layout owner draft layout or tentative layout will be approved by the Authority with conditions that the roads, surface drains, cross drainage works, avenue plantation and park development shall be executed and completed by the layout owner within a period of one year from the date of sanction. The tentative layout will only show the road pattern, location of community open space and the Sl. No. Type of Amenity/Reservation Minimum area required infrastructural lines to facilitate the execution of the above said works as per specifications.

The infrastructure to be provided in the layouts located in Municipal limits and non-municipal limits and its specifications are given at Annexure-B

- 5.2 The authority may extend the period by another six months for completion of the infrastructural facilities in full shape depending upon the progress of work. In case of non-compliance of the above even after 1 1/2 years, the tentative./draft layout approval will lapse and the layout permission shall automatically stand cancelled.
- 5.3 On intimation by the layout owner about the completion of works, the layout shall be inspected by the Executive Engineer of the Authority with regard to provision in the layout and specifications and suggestions regarding improvements shall be carried out by the layout owner
- 5.4 On satisfactory completion of the works, the layout owner shall submit 8 copies of layout plans, duly indicating the categories of plots, the buildings lines, the location and dimensions of community open spaces, location of other amenities etc., public utilities etc., along with the original layout plan.

- 5.5 The community open spaces reserved for park area/recreation area and all roads etc., with proper descriptions of property and schedule of boundaries for each item shall be handed over to the local body by way of gift deed, before the final layout is released. The local body shall be custodian of all such spaces/roads subject to over all control of Tirupati Urban Development Authority. However neither T.U.D.A. nor the local body will have any authority whatsoever to convert the same to a different use or sell or lease the same to any person or Institution.
- 5.6 The areas reserved for amenities reservations i.e. Schools, Shopping centre, Community Medical Centre etc., may be leased out or sold by the owner for that specific purpose only, after obtaining the final permission of the Authority. The areas reserved for public utilities like site for bus station and electric sub-station should be handed over by way of gift deed to the respective authorities.

**ANNEXURE-A**  
**TIRUPATI URBAN DEVELOPMENT AUTHORITY- TIRUPATI**

**Form of application under Section 13& 14 of A.P. Urban areas (Development) Act 1975 seeking permission to develop the land**

To

The Executive Authority /Vice Chairman,  
Tirupati Urban Development Authority,  
TIRUPATI-517 501

Sir,

I/We hereby apply for permission to carryout the development viz \_\_\_\_\_

\_\_\_\_\_

(type of development to be started) in the site in Survey No. \_\_\_\_\_

of \_\_\_\_\_ Village \_\_\_\_\_

Panchayat in accordance with section -13 & 14 of the A.P.U.A. Act 1975. The total area of the site is \_\_\_\_\_

\_\_\_\_\_ Acs. Hectares ( \_\_\_\_\_ (sq.ft)). I/We enclose herewith following.

1. Key plan (6 copies) drawn to scale of not less than 1:1000 showing the site in relation to the surroundings and super imposed on a village map, showing the details of existing roads, sanctioned layouts and their road network, built up areas streams channels etc., within a radius of 100 metres.

The site proposed for development is shown in red.

2. The detailed plan (6 copies) of the proposed site for development (drawn not less than the scale of 1:5000) super imposed on the revenue field sketches incorporating the existing features like approach road to the site, electrical, telephone lines, wells, drains/ channels etc., duly signed by me/us and Licensed Town Planner Engineer and showing the following details.

- a) Boundaries of the site with measurements & field Nos
- b) Proposed road pattern and blocks with measurements.
- c) Community/open space with measurements.
- d) Alignment of existing and proposed roads as per Master/Zonal Development Plan
- e) Statement showing area of the layout area under plots area under roads & open space and percentage to the total area.

3. A true copy of the ownership title deeds.

4. A non encumbrance certificate for (13 years) for the lands under reference.

5. a) Scrutiny fees at Rs 2.15 per 10 sq.mts. is paid vide D.D No. \_\_\_\_\_ dated \_\_\_\_\_  
in favour of Vice Chairman, Tirupati Urban Development Authority, Tirupati.

- b) Development charges at Rs \_\_\_\_\_ sq mt. for an area of \_\_\_\_\_ sq. mts. and the total amount or Rs \_\_\_\_\_ is paid vide D.D. No \_\_\_\_\_ drawn on bank \_\_\_\_\_ dated \_\_\_\_\_ in favour of Vice- Chairman T.U.D.A. is enclosed.
- c) Non interest bearing security deposit at Rs 3.00/1.50 sq mts. for a total amount of Rs \_\_\_\_\_ in the form of Bank Guarantee for a minimum period of 3 years is enclosed herewith.
- d) An undertaking on Rs 100/- non judicial stamp paper for fulfillment of all the conditions within the time schedule and as per specifications.
- e) An undertaking of Rs 100/- non judicial stamp paper for payment of external development charges as and when confirmed by the Government .
- I. I/we (jointly and severally ) agree to develop the infrastructural facilities to the required standard and as per specifications prescribed the T.U.D.A.
- II I/We hereby undertake not to utilise/sell/lease dispose of any plot until all amenities are provided as indicated in the conditions of layout, and develop all the amenities prescribed in the layout rules as per specifications.
- III I/We undertake to hand over to the concerned local body by way of gift deed all the private streets or roads after development to the prescribed standards along with lands set apart for parks and play grounds.
- IV I/We am/are prepared to deposit with T.U.D.A. 50 per cent the estimated cost of other works culverts approach road, bridges, levelling of public open space diversion channel for water courses and such other essential work to be carried out by me/us, as estimated towards the security deposit (refundable) or prepared to mortgage the plots of an area of an equivalent to the security deposition in favour of the T.U.D.A. within 7 days from the date of receipt of provisionally approved layout and the amount of entire deposit is refundable after satisfactory execution of work to the prescribed standard after deducting 5 per cent from the deposit towards supervision charges.
- V I/We here by bind myself/ourselves to fulfil all the conditions prescribed by T.U.D.A within one year from the date of sanction of tentative layout, failing which T.U.D.A. will be empowered to forfeit the security deposit (5c) and the development charges and to cancel the provisionally approved layout.
- VI I/We request that the proposed layout may tentatively approved to execute the works.

**Date :**

**Signature of the owners**

**Placed**

**Name of the owners:**

**Address for correspondence:**

**Address for owner.**



**TABLE**

**RATES OF DEVELOPMENT CHARGES TO BE LEVIED UNDER SECTION 28 OF ANDHRA PRADESH URBAN AREAS (DEVELOPMENT) ACT 1975 AND UNDER RULE 15(6) OF THE URBAN DEVELOPMENT AUTHORITY RULES ,1975.**

**Ref : G.O. Ms.No.51, M..A., dated 5.2.96.**

FOR INSTITUTION OF USE OR CHANGE OF USE	Within Municipal Corporation /Municipalities area				Out side Municipal Corporation / Municipalities		
	LAND/PROPOSED RATES				Built up	Land space	Built up space
	Hyder-abad	Visakh a - patnam	Guntur /Wara- ngal	Other Mun- icipa- lities	Proposed Rates(Rs sq. mts.)	Propos- ed Rates (Rs sq. mts)	Proposed Rates(Rs sq.mts.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
<b>I. INSTUTION OF USE</b>							
a) Vacant to Residential	10	10	10	10	20	5	10
b) Vacant to commercial	15	15	15	15	30	10	25
c) Vacant to Industrial	15	15	15	15	30	10	25
d) Vacant to Misc	10	10	10	10	20	5	10
<b>II. CHANGE OF LAND USE</b>							
a) Recreational to Residential	90	50	40	30	20	5	10
b) Recreational to commercial	100	60	50	40	30	10	25
c) Recreational to Industrial	90	50	40	30	30	10	25
d) Recreational to Misc	60	40	30	20	20	5	10
e) Agrl./Conversion or Green belt to residential	60	40	30	20	20	5	10
f) Agrl./Conversion o r Green belt to commercial	75	50	40		30	20 30	25
g) Agrl./Conversion or Green belt to Industrial	60	40	30	20	30	10	25
h) Residential to Industrial	15	15	15	15	30	10	25
i) Industrial to commercial	15	15	15	15	30	10	25
j) Misc. to Commercial	60	40	30	20	30	10	25
k) Agrl./Conversion or Green belt to Industrial	10	10	10	10	20	5	10
l) Residential to Industrial	15	15	15	15	30	10	25
m) Residential to Misc	6	6	6	6	10	5	25
n) Commercial to Residential	6	6	6	6	10	5	25
o) Commercial to Industrial	6	6	6	6	10	5	25
p) Commercial to Misc	6	6	6	6	10	5	25
q) Industrial to Misc	6	6	6	6	10	5	25
r) Misc to Industrial	6	6	6	6	10	5	25

**Note : In case of developments involving change of land use and institution of use (conts.) both the charges shall be payable separately.**

**ANNEXURE-D**

**( To be typed and signed on Rs 100/- non-judicial stamp paper)**

Agreement entered into this \_\_\_\_\_ day \_\_\_\_\_ between Sri/Smt. \_\_\_\_\_ here-in-after called the first party which term includes legal heirs and successors and the individual member and the Tirupati Urban Development Authority represented by its Vice-Chairman (here in after called Tirupati Urban Development Authority as the second party) where by it is agreed to as follows:\

1. That Sri/Smt \_\_\_\_\_ submitted an application indicating his /her intention to make layout of the land situated at \_\_\_\_\_ village under survey No. \_\_\_\_\_.

2. Whereas the second party agreed to grant tentative permission for making private streets and roads and sites on the aforesaid land with the condition that entire drainage works, erection of water supply main, erection poles, laying of WBM roads parks with pillars should be completed by Shri/Smt \_\_\_\_\_ (first party) within one year from the date of sanction of layout as per the specifications given by Tirupati Urban Development Authority.

3. That the first party has made security in the form of Bank guarantee in \_\_\_\_\_ Bank for Rs \_\_\_\_\_ which is valid upto \_\_\_\_\_ as fixed by Tirupati Urban Development Authority for fulfillment of layout conditions.

4. The first party agreed to the condition that the fees/ charges payable by the first party for confirmation of layout shall be subject to the payment of any enhanced fee or charges that may be fixed by the second party as per rules in force on the date of such confirmation.

5. The first party do hereby bind himself/themselves under take not to sale/dispose/use any plot until the second party confirms the above mentioned developments.

6. The first party do hereby bind himself/themselves to fulfil the above conditions imposed by TUDA within one year from the date of sanction of layout failing which TUDA will be entitled to withhold the grant of permission for the construction of houses, or any other enactment for the time being inforce. In case the party fails to comply with the conditions within the stipulated period, the TUDA is empowered to forfeit the Security Deposit paid by the first party and to cancel the provision approval of the layout. The first party or his heirs shall not be entitled to raise any objection for such recovery or action.

**SIGNATURE OF THE FIRST PARTY**

**SIGNATURE OF SECOND PARTY**

**(With seal)**

**WITNESS :**

**1.**

**2.**

**Note:To be typed and signed by all the owners on Rs.100/-non-judicial stamp paper.**

**ANNEXURE-E**

(To be typed & signed on Rs 100/- non-judicial stamp paper)

**UNDERTAKING GIVEN IN FAVOUR OF TIRUPATI URBAN DEVELOPMENT  
AUTHORITY TOWARDS PAYMENT OF EXTERNAL DEVELOPMENT CHARGES  
BY SRI/SMT \_\_\_\_\_**

\*\*\*\*\*

On this \_\_\_\_\_ day of \_\_\_\_\_ I \_\_\_\_\_  
\_\_\_\_\_ S/o ., W/o \_\_\_\_\_  
aged \_\_\_\_\_ years, residing in D. No. \_\_\_\_\_  
of \_\_\_\_\_ town/village in \_\_\_\_\_  
DISTRICT DO HEREBY UNDERTAKE TO DEPOSIT AN amount of Rs \_\_\_\_\_  
(Rupees \_\_\_\_\_ Only) towards external development charges in respect of layout  
in Sy.No. \_\_\_\_\_ of \_\_\_\_\_ as informed vide reference in L.P. No. \_\_\_\_\_  
dated \_\_\_\_\_ with the Tirupati Urban Development Authority in the event that the Government confirms  
the orders passed by the Hon'ble High Court in W.P. 15699 of 1986, and I shall pay such of the amount of charges as  
may be fixed by the government from time to time under the provision of A.P. Urban Areas (Development) Act, 1975.

**SIGNATURE OF THE LAYOUT OWNER (S)**

**ANNEXURE-F**

**TRANSFER BY GIFTS ( IN PANCHAYAT AREAS ONLY)**

**(by Registered Gift deed)**

**(Transfer of Roads and Open place for Public Utility and Charitable purpose)**

This indenture made the \_\_\_\_\_ day of \_\_\_\_\_ between Sri/Smt \_\_\_\_\_  
\_\_\_\_\_ S/o, W/o \_\_\_\_\_ residing at \_\_\_\_\_  
\_\_\_\_\_ (hereinafter called the “doner” which expression shall where the context admit include his/her heirs, Executors, administrators and the legal representative of the ONE PART and the Gram Panchayat of \_\_\_\_\_ Panchayat constituted under the Andhra Pradesh Gram Panchayat Act 1969 represented by the Executive Officer/Sarpanch \_\_\_\_\_ panchayat (here in after called donee which expression shall where the context admits include its successors and assign of the Other Part.

WHEREAS the donor is well and sufficiently entitled free from encumbrance to the piece or parcel of land and premises herein after described and intended to be here by granted conveyed and assigned.

AND WHEREAS THE donor has agreed to transfer the said piece or parcel of land and premises to the donee as a gift for charitable and community development subject to the payment by the donee of all existing the future taxes, charges assessment and ground rent in respect of the same and the donee has greed to accept the same subject to such conditions.

**NOW THIS INDENTURE WITNESSETH AS FOLLOWS:**

“That the donor both hereby give grant convey and assign upto the donee who hereby accepts the same ALL THAT piece or parcel of land bearing Survey No. \_\_\_\_\_ situated in the village of \_\_\_\_\_ in the registration sub-district of Tirupati/Chandragiri/Renigunta and more particularly described in the schedule hereunder written TOGETHER WITH ALL buildings, trees, common liberties, privileges, assessments, advantages and appurtenances whatsoever to be said piece or parcel of land buildings and premises or any of them is anywise appertaining or hereto before occupied or enjoyed therewith and all the state right title interest property claim and demand whatsoever of the donor into and upon the same premises to have and to hold the said piece or parcel of land premises hereby granted convey and assigned into the donee shall and way at all times hereafter peacefully and quietly posses and, enjoy the said premises free from all encumbrances whasoever without any lawful eviction interruption claim or demand whatsoever from or by the donor of any person claiming under or in trust for him and further that the donor and all persons having or lawfully or equitable claiming any estate or interest in the said premises or any part thereof from under or in trust from the donor or from or under any of his ancestors shall and will from time to time and at all time hereafter at the request and cost of the donee to execute and register or cause to be done executed an registered all such acts, deeds and things whatsoever for further and more perfectly assuring the said premises and every part thereof unto the donee in the manner aforesaid or as shall or may be reasonably required.

II. The Executive Officer/ Sarpanch of \_\_\_\_\_ Gram Panchayat in token of acceptance of the gift has also signed this deed. In witness whereof the parties have hereby until set his had and seal and the common seal of the \_\_\_\_\_ Gram Panchayat the donee was here unto affixed the day and year first above written.

**THE SCHEDULE TO WHICH THE ABOVE INDENTURE REFERS :**

All that piece and parcel of land and premises situated in the village of \_\_\_\_\_ in the registration sub-district of \_\_\_\_\_ in the registration district of Chittoor and the open space being situated as per the layout plans enclosed in the layout Plan No. \_\_\_\_\_ measuring on eastern side North to South \_\_\_\_\_ feet, Western side North & South \_\_\_\_\_ feet, Western side North & South \_\_\_\_\_ feet, Southern side East to West \_\_\_\_\_ feet, Northern side east to west \_\_\_\_\_ land containing the hole by admeasurement \_\_\_\_\_ sq. yards and the roads as per the enclosed approved layout plan measuring road No. (1) running East to West with a length of \_\_\_\_\_ and width of \_\_\_\_\_ bounded by Plot no. \_\_\_\_\_ on North and Plot Nos. \_\_\_\_\_ in south measuring \_\_\_\_\_ sq. yards. Road No. (2) running East, West with a length of \_\_\_\_\_ feet and width of \_\_\_\_\_ feet bounded by Plot No. \_\_\_\_\_ on North and Plot Nos. \_\_\_\_\_ on South admeasuring \_\_\_\_\_ sq. yards. Road (3) running North to South with length of \_\_\_\_\_ feet and width of \_\_\_\_\_ feet bounded by Plot NOs . \_\_\_\_\_ on East and \_\_\_\_\_ Plot Nos. \_\_\_\_\_ on East and \_\_\_\_\_ Plot Nos . \_\_\_\_\_ on west measuring \_\_\_\_\_ sq. yards admeasuring total extent of open space and total extent of roads being \_\_\_\_\_ sq. yards being in Survey No. \_\_\_\_\_ of \_\_\_\_\_ village.

Signed sealed and delivered by above named in the presence of

Donor

The common seal of Municipal Counsel/ Gram Panchayat was here unto affixed in the Presence of

Donee

**Note : The Layout owners should submit gift deed draft in Telugu (duly translating the above English version) to whomever it is applicable**