

FAQ'S (FREQUENTLY ASKED QUESTIONS) ON AMARAVATI MIG LAYOUT

1. Why the Government have taken up the development of MIG layouts/Jagananna Smart Townships?

In order to promote planned developments of various towns by providing the basic infrastructure facilities and to address the aspirations of Middle-Income Group for quality housing and allied Infrastructure by ensuring availability of clear title residential plots at affordable prices, the Government have decided to develop well planned MIG layouts/Jagananna Smart Townships by the Development Authorities in the State

2. Where is the APCRDA/Amaravati MIG Layout located?

APCRDA/Amaravati MIG Layout is located in Amaravati Township @ Nowluru (Village), beside Andhra Cricket Association Stadium, Mangalagiri (Mandal), Guntur (District), Amaravati

3. What is the Location advantage of the Amaravati MIG Layout?

The Amaravati MIG Layout is located within the jurisdiction of Amaravati Capital City and is blessed with many leads by virtue of location due to its closest proximity to

Health Institutions:

- AllIMS (5 KM), NRI Hospital (4 KM), Mangalagiri Government Hospital (3 KM) etc.,

Educational Institutions:

- VIT (12 KM), SRM (7 KM), Amrita (3 KM), ANU (9 KM), KLU (11 KM), Don Bosco School (2 KM) etc.,

Office Institutions:

- AP Secretariat & Legislature (10 KM), AP High Court (15 KM), NID (12 KM), APIIC (4 KM) etc.,

Major Trunk Infrastructure:

- NH-16 Road (Vijayawada-Guntur) (4 KM), Nidamaruru-Nowlur 4-Lane Road (1 KM), Old Grand Trunk Road (2 KM), E-14 Road 50 Mt RoW (0 KM), N-6 Road (Vijayawada NH Bypass Road) (0 KM) etc.

4. Who is the Land Owner of Amaravati MIG Layout @ Nowluru?

APCRDA (erstwhile VGTM UDA) has acquired this land under town expansion scheme in the year 1989-90 and prepared a layout in the name of Amaravati Township in the year 2000 vide LP No.5/2000

5. Whether the land @ Amaravati MIG Layout present under Land Pooling Scheme?

No...It is fully acquired by VGTM UDA and is present on the name of APCRDA

6. Whether the Amaravati MIG Layout is free from all legal litigations/hurdles?

Yes...Amaravati MIG Layout is free from all the legal litigations/hurdles as land @ Amaravati Township is completely owned by APCRDA and government have accorded permission for development of MIG layout in Amaravati Township

7. What is the total plotting area of Amaravati MIG Layout site?

- Total Area of Land acquired by APCRDA (erstwhile VGTM UDA) under township expansion scheme: Ac.390.38 cents
- Total Area of land present under Amaravati Township Layout vide LP No.5/2000: Ac.285.17 cents
- Total Plotting Area under this MIG Layout @ Amaravati: Ac.81.46 Cents

8. What are the various categories of plots present @ Amaravati MIG Layout?

Total Number of Plots: **528 no's**

- 200 Sq.Yards (36'*50'): **239 no's**
- 240 Sq.Yards (36'*60'): **289 no's**

9. What is the price of plot @ Amaravati MIG Layout?

Rs.17,499/- per sq.yard (registration charges extra)

10. What is the total approximate price of plots (category wise) @ Amaravati MIG Layout?

S.No.	Category	Area (Sq.Yards)	Dimensions	Approximate Plot Cost @ Rs.17,499 per sq.yard
1	MIG-II	200	36'*50'	₹ 34,99,800
2	MIG-III	240	36'*60'	₹ 41,99,760

11. Whether there are any hidden charges on the price of plots @ Amaravati MIG Layout?

No...except the registration charges that are to borne by the allottee, there are no other hidden charges on the price of plots @ Amaravati MIG Layout

12. Whether the price Rs.17,499 per sq.yard @ Amaravati MIG Layout justifiable?

Yes...given the location advantage and prospectus of the Amaravati MIG layout site, the price of Rs.17,499 per sq.yard is fully reasonable. APCRDA is developing this layout for MIG's on NO-PROFIT basis. Only land cost + development cost were taken into consideration while fixing the price of the plot

13. Whether the applicant can pay the 10% booking amount just before the lottery date?

It is recommended that the applicant pays 10% booking amount well in advance so as to avoid last minute rush-up's, ad-hoc/intermittent issues with bank/balance etc. as only paid applications will be processed for lottery

14. Whether GST charges are applicable on the pricing of plots @ Amaravati MIG Layout?

No, GST charges are not applicable to applicants booking open plots

15. Whether Amaravati MIG Layout is approved by DTCP?

Yes, vide Layout Plan: 03/2022/MIG/G

16. Whether Amaravati MIG Layout is registered with RERA?

Yes, vide RERA Registration Number: P07120239995

17. What is the benefit of registering the project with RERA?

The Real Estate (Regulation & Development) Act, 2016 is considered as one of the landmark legislations passed by the Government of India. Its objective is to reform the real estate sector in India, encouraging greater transparency, citizen centricity, accountability and financial discipline. Some of the advantages of RERA registered layout is shown below:

- Ensuring Transparency & Efficiency in real estate sector in regards to sale of plot, apartment, building or real estate project.
- Protection of the interest of consumers in real estate sector
- Establishment of adjudicating mechanism for speedy dispute redressal
- Establishment of Appellate Tribunal to hear appeals from the decisions, directions or orders of the Real Estate Regulatory Authority
- Developers to post all information on issues such as project plan, layout, government approvals, land title status, sub-contractors to the project, scheduled for completion with the AP Real Estate Regulatory Authority (APRERA) etc.
- Any delay in project completion will make the developer liable to pay the same interest as the EMI being paid by the consumer to the bank back to the consumer
- The developer cannot make any changes to the plan that had been sold without the written consent of the buyer

18. Why APCRDA MIG Layout is preferred over other private layouts prevailing in the open market?

- Government Project
- DTCP Approved
- RERA Registered
- Clear Title
- No legal litigations/hurdles
- Affordable price to MIG's
- Location Advantage
- Well planned development with strict adherence to government guidelines
- Fulfilment of all promises w.r.to infrastructure with 3rd party quality control
- Built-in corpus fund for maintenance of layout

19. What is the eligible criteria for booking plots @ MIG Layout?

- One Plot per family
- Annual Household Income i.e., Yearly Income of all earning members of the family: Up to Rs.18 Lakhs
- Applicant Age: 18 Years and above
- Applicant shall be a resident of Andhra Pradesh
- Applicant shall possess a valid Aadhaar Card

20. What is the payment schedule for purchase of plots @ MIG Layout?

- 10% along with booking,
- 30% after allotment and within 1 month from the date of concluding agreement,
- 30% within 6 months from the date of concluding agreement,
- Balance 30% within 12 months from the date of concluding agreement

21. What are the facilities & infrastructure to be provided @ MIG Layout?

- 60 feet BT Roads for major connectivity & 40 feet CC Road for internal connectivity
- Foot paths
- Open Space for Play and Public Utility
- Water Supply
- Under Ground Drainage
- Storm Water Drainage
- Tree-lined Avenues
- Street Lighting
- Amenities

22. What are the key features of Amaravati MIG Layout?

- Clear Title on the name of APCRDA
- Well Planned Layout
- Affordable Price
- Built-in Corpus Fund for Maintenance of layout
- DTCP approved
- RERA registered
- Very near to prestigious education, health, office institutions & prime trunk infrastructure

23. Whether any rebates/discounts/reservation applicable for booking plots @ MIG Layout?

- 5% rebate offered for applicants who process 100% payment in single instalment within 1 month of concluding agreement
- 10% reserved for state government employees & 20% discount offered for state government employees falling in that 10% reservation category i.e., public servants whose salaries are drawn out of Consolidated Fund through Government Treasury or Pay and Accounts Office or any other Government source and includes regular State Government employees working on deputation under FR / FS terms
- 5% reserved for pensioners i.e., Government employees defined above who superannuated from service and are drawing pension through treasury / Bank or any other disbursement source authorized by Government

24. What are the specifications of infrastructure to be developed @ Amaravati MIG Layout?

- 80 Feet BT Roads with 0.31 KM length – Existing 2 lane road is proposed to be widened to 4 lane road
- 60 Feet BT Roads with 0.34 KM length – Subgrade, GSB, WMM & BT layers for 7.50 mts carriage width
- 40 Feet CC Roads with 6.30 KM length – Subgrade, GSB, WMM with pavement concrete of 20cm thickness for the carriage width of 7 mtrs
- Kerbs, Footpaths with coloured tiles/paver blocks
- ELSR with Water Supply Storage and Distribution Network using HDPE pipes for the ultimate capacity of the site

- 1 MLD of STP for the ultimate capacity of the site. The treated waste water is proposed for reuse and the redundant water will be disposed-off to the nearest water body using DWC pipes including provision for rider lines and inspection chambers
- Provision for transformers, transmission/feeder lines for electricity supply
- Storm Water Drains with suitable size ranging from 300mm to 900mm to connect from laterals up to disposal drains
- Street Lighting with poles & fixtures
- LS provision is made for Parks, Amenities, Open Spaces & Landscaping in the site area

25. What is the mode of booking plots @ MIG Layouts?

Online...Through <https://migapdtcp.ap.gov.in> only

26. What is the duration period for booking plots @ MIG Layouts?

From 11-Jan-2022 till 10-Feb-2022

27. What is the Payment Mode for MIG Layouts?

Online Payments through <https://migapdtcp.ap.gov.in> website via Net Banking, Debit/Credit Cards

28. Is there any provision for Offline payment?

Yes, facilitation centre has been provided at APCRDA Head Office, Vijayawada for processing plot booking applications of users who wish to process the cash payment for booking amount

29. Whether there is any separate Escrow account maintained for collection of booking/allotment amount from applicants/allottees towards booking/allotment of plots?

Yes, a separate Escrow account is maintained for each UDA concerned to receive the booking/allotment amounts from applicants/allottees.

30. What is a family w.r.to the MIG Layout subject?

A beneficiary family is a domestic unit of people consisting of husband, wife, unmarried sons, unmarried daughters and dependent parents.

31. Whether payment of initial amount of 10% is mandatory while booking the plot @ MIG Layout?

Yes, the applicant shall pay 10% of the sale price of the plot along with application through RTGS/NEFT in favour of the Development Authority concerned as notified.

32. What is the methodology for allotment of plots to the applicant?

Allotment of Plot to the applicant who meets the required eligibility criteria will be done by drawl of lots i.e., randomized online lottery system.

33. What is the procedure for conducting online lottery for allotment?

- Allotment will be done on transparent randomized online lottery basis.
- The Development Authorities (DA) shall conduct enough number of trial lotteries in the presence of applicants / public representatives / journalists who wish to participate.
- Separate lottery shall be done for each MIG category of plots (i.e., MIG – I 150 Sq Yards/ MIG - II -200 Sq Yards/ MIG - III-240 Sq Yards) in that particular layout.

- iv. The lottery for the allotment shall commence with the largest sized category of plots i.e., 240 Sq Yards in the said location.
- v. The sequence of conducting online lottery within any particular MIG Category i.e., 150/200/240 Sq Yards shall be as under
 - a. First lottery shall be conducted for 10% of the plots reserved for Government Employees. Those who do not get allotment under this quota will be considered under general category without the benefit of rebate.
 - b. In case sufficient number of applicants under the employee category are not available for the lottery. the left-over plots shall be transferred automatically to the general category pool.
 - c. Second lottery to be conducted for 5% of the plots reserved for retired Government employees without rebate. Those who do not get allotment under this quota will be considered under general category
 - d. Third Lottery shall be conducted for General category applicants for remaining 85% plus left-over plots if any from the Employee Category and retired employee category Plots.

34. What is the order of priority for conducting the online lottery?

- i. Lottery shall be conducted to allot plots to the applicants who belong to the same constituency in which layout is proposed:
- ii. In case sufficient number of applicants belonging to the constituency where the layout is proposed are not available, in such case the second round of lottery shall be conducted for left-over plots considering the applicants belonging to the same District where the layout is proposed
- iii. In case sufficient number of applicants belonging to the same District Where the layout is proposed are not available, in such case the third round of lottery shall be conducted for left-over plots considering the applicants belonging to the State.

35. What is the priority of allotment for the applicants who applied under “General”, “State Government Employee”, “Pensioners” category?

General Category:

Priority in allotment shall be given in the following order of the applicants belonging to

- the same constituency in which the layout is proposed
- the same District
- the State

State Government Employee Category:

Allotment shall be done only in the Constituency as a Unit if he / she wishes to avail the benefit of 10% quota and 20% rebate.

They are entitled to apply under general category anywhere in the State without the benefit of quota and rebate.

Pensioners Category:

Allotment shall be done only in the Constituency as a Unit if he / she wishes to avail the benefit of 5% quota without the benefit of any rebate.

They are entitled to apply under general category anywhere in the State without the benefit of quota / rebate.

36. What is the post allotment procedure after conducting the online lottery?

- i. Once the allotment is done. the respective Allottee shall be intimated about the allotment by the Authority along with the copy of Agreement for Sale to be executed and payment schedule. This information shall also be made available on the website within the login of the Applicant.
- ii. The Allottee shall sign the Agreement for Sale and submit to the Authority for its execution within one month from the date of allotment.
- iii. In case of non-execution of the Agreement within one month from the date of allotment, the allotment is liable to be cancelled and initial payment shall be forfeited.
- iv. For applicants where " have not been allotted in the lottery, their 10% initial payment shall be returned within one month after the date of lottery without interest.

37. Will there be any waiting lists for applicants who are not allotted with plots in lottery?

- a. In cases where the applications are more than the number of plots available, Category wise Wait List of 15% of total applications in that category shall be selected simultaneously through the online lottery system;
- b. Any further vacancies arising in due course of time in the same category shall be allotted strictly as per the waitlist seriatum;
- c. If an applicant who is selected in the Waiting List prefers to opt out of the waiting list can seek refund of his initial amount without interest by the UDA concerned by foregoing his claim for allotment.

38. Will the date of lottery be announced to applicants?

Yes, the date of lottery will be announced to applicants in advance

39. Will the Government conduct lottery if the no. of plots booked are less than total no. of plots?

Yes

40. Where can the user view the real time booking status of plots?

Through <https://migapdtcp.ap.gov.in>, <https://migapdtcp.ap.gov.in/cmdashboard.aspx>

41. When shall the applicant conclude agreement with UDA after allotment of plot?

Upon allotment of plot, the applicant shall conclude agreement with the Development Authority concerned within one month from date of receipt of allotment letter

42. What if the applicant doesn't conclude agreement within time after allotment of plot?

If the applicant who has been allotted with a plot does not conclude the agreement within the stipulated time, the initial deposit shall be forfeited and allotment made will be cancelled for re-allotment to other eligible applicants

43. What if the applicant won't get a plot in the lottery?

The initial payment of 10% in case of those who were not allotted with a plot in the lottery shall be refunded within one month

44. Will the applicant get the interest for the refund amount eligible (plot booked but not allocated, plot allocated but not concluded the agreement, plot allocated but not paid the instalment amount etc.)?

No...all the refund(s) to applicants/allottees will be without interest only

45. What if the applicant won't pay the pending amount of the next stage?

Simple Interest of 0.5% per month for the pending amount will be collected for late payment for each stage

46. What is the process for refund of amount paid for default cases?

Cases defaulting beyond a period of three months for each stage shall be reviewed by the Urban Development Authority and where allotments are to be cancelled, 10% of the amount paid till date in addition to the initial deposit of 10% will be forfeited and balance amount shall be returned

47. What does the ordinary resident of Andhra Pradesh mean?

Any person who stayed AP for ≥ 6 months shall be considered as ordinary resident of AP

48. Is Aadhaar card mandatory for booking a plot?

Yes

49. Is PAN card mandatory for booking a plot?

No

50. What documents are to be filed in support of "Income" eligibility criteria?

Applicant shall furnish "Income certificate" issued by the competent authority in proof of their Annual Household income obtained from:

- i. The Employer / Drawing Officer in case of salaried income;
- ii. The Tahsildar in case of agricultural income;
- iii. The Municipal Commissioner in case of rental income; and
- iv. Form-16 in case of income from business.

51. What documents are to be filed in support of "Age" eligibility criteria?

The age of the applicant shall be above 18 years. Self-attested copy of one of the following documents shall be submitted in support of the age proof.

- i. Birth Certificate
- ii. SSLC/SSC Certificate / Equivalent
- iii. Aadhaar card with date of birth
- iv. Passport
- v. Medical Certificate
- vi. Driving License
- vii. Electors Photo Identity Card (EPIC)
- viii. Central Government Health Scheme Card or Ex-Serviceman Contributory Health Scheme Photo Card
- ix. Photo Identity Card Issued by the Central Government / State Government / State Public Sector Under taking.
- x. Pension Payment Order (PPO)

- xi. Marriage Certificate issued by the Registrar of Marriages
- xii. Affidavit sworn before a Magistrate stating the date of birth

52. What documents are to be filed in support of “Residence” eligibility criteria?

Self-attested copy of one of the following documents shall be submitted in support of residence / domicile claim:

- i. Aadhaar Card containing details of permanent address
- ii. Residence certificate obtained from the Revenue Authorities
- iii. Residence certificate issued by the Employer / Drawing Officer
- iv. Voter Card containing the full present / permanent address

53. What documents are to be filed in support of “Government Employment” eligibility criteria?

State Government Employees who wish to avail the benefit of 10% reservation in the plots and 20% rebate shall apply to those layouts only which are under development in their respective assembly constituency where they have permanent residence supported by:

- i. Certificate of State Government employment from their Employer / Drawing Officer;
- ii. Self-attested Permanent Residence Certificate supported by an entry in their Service Register as their Home Town or a Certificate issued by Revenue Authorities.

54. When will the registration of plot happen in favour of allottee?

Upon receipt of entire sale price of plot, the plot shall be registered in favour of the concerned allottee immediately by the Development Authority concerned

55. Whether there will be any preferential registration for the allottees?

In case of allottee who have paid the entire sale price within one month to avail the 5% rebate facility, the registration of the plot shall be done preferentially.

56. Who has to bear the registration charges?

The registration costs shall be borne by the allottee only

57. Whether the allottee can sell his/her plot?

Yes...the allottee can sell and register the plot to any third party after registration only

58. Will the building permission be provided by default along with plot registration?

No...applicant has to apply for development permission for construction of any structure as per the building rules in vogue

59. Who are eligible for 10% reservation & 20% discount?

Only AP State Government Employees in service are eligible to get 10% reservation & 20% discount on the plot price

60. Will the 20% discount be applicable for all state government employees for whom the plot is allocated?

No...20% discount will be applicable for state government employees who fall under the 10% reservation category only and this 10% reservation will be purely based on random allocation through online lottery...Rest of them have to pay the total amount

61. When will be the 20% discount on plot price calculated for state government employees who fall under 10% reservation category?

20% rebate to the allottees under the 10% reserved quota of Government Employees shall be provided at the rate of 10% each in the last two instalments

62. Will Central Government employees get 10% reservation & 20% rebate?

No

63. Will retired employees get 10% reservation & 20% rebate?

No

64. Will contract/outsourcing employees get 10% reservation & 20% rebate?

No

65. If the applicant book and pay for duplicate plots (in different or same layouts, in different or same categories), will there be any chance of getting double plots (or) plot of applicant's choice?

No, only 1 plot per family will be allocated through the random lottery based on the eligibility criteria and other details fed into application

Applicant can apply for any number of locations in the State at a time under general category. Within the particular location, the applicant can apply for one plot only within each of the available categories

The applicant may apply for more than one location but once an allotment is done for one location, his/her application for all other locations will be discarded

Applicant doesn't have the choice of selecting the single plot of his/her interest

66. There are other uneven plots and reserved plots mentioned in the approved Amaravati MIG layout that are not opted for booking. What are they intended for?

The other uneven and reserved plots will be with APCRDA for future use

67. What is the tenure for completion of development of layout?

The development shall be completed within 12 months from date of agreement

68. Whether banks will provide loans towards purchase of plot(s) @ Amaravati MIG Layouts?

Yes, ICICI Bank, SBI Bank, Union Bank, Axis Bank, Bank of Baroda, Bank of India etc. have conveyed their willingness to provide loans to the applicants @ ~80% of the total cost of the plot as of now.

Couple of other banks are also interested to provide loans to allottees and the details will be shared in due course of time.

69. What shall be the approximate % of interest levied by banks for the loans catered to applicants towards purchase of plots in MIG Layout?

Approximately 6% to 7% based on the CIBIL score of the applicant, tenure of the loan, amount of the loan, factors of only plot purchase (or) plot + construction etc.

70. How the allottees can connect with bankers?

APCRDA will provide facilitation counters @ APCRDA Head Office with all the banks that are interested in catering loans to the allottees etc.

71. How the funds received towards booking/development of the plots @ MIG Layouts shall be maintained?

As per the RERA guidelines, the concerned Development Authorities shall open a separate Escrow Account in the name of respective MIG Layout and the funds obtained for the purpose of booking/development shall be used for the purpose for which it is intended for

72. Who shall be the EA (Executing Agency) for the development of infrastructure @ MIG Layouts?

The Engineer in Chief, PH&MED shall be the EA (Executing Agency) for the development of infrastructure @ MIG Layouts and shall call for Expression of Interest(EOI) initially for shortlisting the developers/firms and also invite tenders/RFP for development of MIG layouts including bid evaluation and disposal and issue of necessary orders for positioning of the agency for development after getting necessary approval of the Government

73. Who shall prepare estimates for development/infrastructure work @ MIG Layouts?

The Development Authorities shall send approved layouts to the Engineer in Chief, PH&MED i.e., EA (Executing Agency) for preparation of estimates for Developmental Works @ MIG Layouts.

74. Whether there will be any third party quality control agency to monitor and assess the quality of development @ MIG Layout?

Yes, the Engineer in Chief, PH&MED i.e., EA (Executing Agency) shall appoint third party quality control agency to monitor and assess the quality of the projects.

75. Whether any mechanism present for implementation and monitoring of the project?

Yes, the Executive Agency and the Development Authority concerned shall play an active role for monitoring the project implementation and shall submit periodical reports to the Government and the website developed by DTCP shall have Project Monitoring Modules for real time tracking of the physical and financial progress for each of the Projects

76. Whether any committee has been formed by government to steer and materialize the deliverables of MIG Layouts in a time bound manner?

Yes, the government vide G.O.Ms.No: 76 (MA&UD), dated: 28-Jul-2021 have constituted a state level with below members to scrutinize the proposals sent by the concerned UDA's and give clearance for suitability, to submit the recommendations to the government for issue of necessary orders, fix the sale price of plots and to steer and materialize the deliverables of MIG Layouts in a time bound manner:

- Secretary to Government, MA&UD - Chairman
- Special Officer MIG Project - Vice Chairman
- Managing Director, APRSCL - Member
- DTCP, AP - Member Convener
- E-in-C (PH) - Member
- Joint Collector, (RB & R) Concerned - Member

- VC/MC of the concerned UDAs/MRDAs - Member

77. Whether there will be any grievance redressal mechanism while execution of the project?

The Development Authorities shall follow the RERA Norms during course of execution of project including establishing grievance redressal mechanism

78. Whether the normal resident of Andhra Pradesh can book any plot from any MIG Layout from AP?

Yes, any normal resident of Andhra Pradesh can book any plot from any MIG Layout from AP

79. Will there be any association for Plot Owners?

Yes, Plot Owners Association shall be formed for the Project concerned under the aegis of the Development Authority upon completion of the Project

80. Whether any Built-in Corpus Fund be maintained for maintenance of layout?

Yes, for each Project, a Corpus fund by the Plot Owners' Association will be set up by provisioning it in the sale price of Plots and this corpus shall be kept in an ESCROW account opened and operated jointly in the name of Plot Owners' Association of the concerned Project and the Development Authority concerned for the maintenance of the Layout

81. Is there any inquiry/call center number/e-mail id for addressing the queries on "Amaravati Township MIG Layout"?

Yes, a dedicated call center 0866-2527124 has been provisioned @ APCRDA Head Office (from 10:00 AM to 05:00 PM on working days). Also, applicants can reach out to mig-amaravati@apcrda.org for any clarifications/information required

82. Where can the applicant get more information on MIG Layouts?

For comprehensive guidelines from government on MIG Layouts→G.O.MS.No.76 (MA&UD), dated: 28-Jul-2021, G.O.MS.No.3 (MA&UD), dated: 12-Jan-2022 & G.O.MS.No.12 (MA&UD), dated: 10-Feb-2022

For more details, applicants may please visit <https://migapdtcp.ap.gov.in/> & <https://crda.ap.gov.in/>