

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), Nidamarru-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, schedule 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: 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

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?

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

28. Is there any provision for Offline payment?

No, offline payments (Cash, Cheques, Bank Guarantee, DD's etc) are not accepted

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 an entity comprising of husband, wife and unmarried daughters and sons.

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., online lottery system. Last date of inviting applications along with 10% booking payment is 10-Feb-2022 @ 12:00 PM

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

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

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

Yes

35. 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>

36. 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

37. 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

38. 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

39. 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

40. 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

41. 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

42. 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

43. Is Aadhaar card mandatory for booking a plot?

Yes

44. Is PAN card mandatory for booking a plot?

No

45. Which documents are accepted for considering the annual income of the applicant?

Latest Income Tax Returns Certificate / Latest Income Certificate attested by Tahsildar / Latest Employer Certificate / Self-Affidavit etc.

46. 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

47. 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.

48. Who has to bear the registration charges?

The registration costs shall be borne by the allottee only

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

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

50. 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

51. 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

52. 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

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

In last instalment, after allotment of plot and confirmation from DTCP on reserved allocation of plots to state government employees

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

No

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

No

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

No

57. 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. Discretion of allotment of single plot per family is with the government and applicant doesn't have the choice of selecting the single plot of his/her interest

58. 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

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

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

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

Yes, ICICI Bank, SBI Bank, Union Bank, Axis Bank 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

61. 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.

62. 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.

63. 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

64. 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

65. 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.

66. 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.

67. 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

68. Where 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

69. 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

70. 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

71. 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

72. 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

73. 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

74. 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

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