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GOVERNMENT OF TELANGANA

From
The Director of Town and
Country Planning,
Government of Telangana,
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HYDERABAD – 500 004.

To
The Commissioner,
Amangal Municipality,
Ranga Reddy District.

Lr.Roc.No5705/2019/H dt. -12-2021

Sir,

Sub:- O/o. DT&CP., Govt. of Telangana, Hyderabad – Layout – Amangal Municipality – Proposal for Layout in Sy.Nos 349/P, 352/P, 353/P, 354/P, 355/P, 356/P, 357/P, 358/P, 359/P, 361/P & 363/P, to an extent of Ac.75-10 Gts., or Ac.75.25 Cents, situated at Amangal Municipality, Ranga Reddy District, applied by M/s Fortune Infra Developers Pvt. Ltd represented by its Chairman and Managing Director Sri B.Seshagiri Rao S/o B.Punnaiah – Revised Draft **Technical Layout Pattern (TLP)** – Communicated – Reg.

Ref:- 1. Telangana Municipalities Act-2019 (Act No.11/2019).
2. G.O.Ms.No.62 M.A., dated 26-01-1970.
3. G.O.Ms.No.258 M.A., dated 25-10-2019.
4. Memo No.10788/Plg.-III/2019, dt.11-12-2019 of MA&UD Dept., Hyd.
5. Lr.Roc.No.G/LP/196/Amgl/2019, dt. 27-12-2019 of the Municipal Commnr., Amangal Municipality, Ranga Reddy District.
6. T/o.Lr.Roc.No.5705/2019/H, dt.06-01-2021 add. to the Municipal Commissioner, Amangal Municipality, Ranga Reddy District.
7. G.O.Ms.No.105 MA&UD Dept., dt.05-07-2021, T.S., Hyderabad.
8. Lr. Roc.No.G/LP/196/2019/H, dt. 05-10-2021 of the Municipal Commnr., Amangal Municipality, Ranga Reddy District.
9. Lr.Roc.No.NIL, dt. 10-11-2021 of the RDDTP, Hyderabad in e-office
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The Proposal forwarded by the Municipal Commissioner, Amangal Municipality Ranga Reddy District vide reference 8th cited, for approval of final Layout in Sy.Nos. 349/P, 352/P, 353/P, 354/P, 355/P, 356/P, 357/P, 358/P, 359/P, 361/P & 363/P, to an extent of Ac. 75-10 Gts., or Ac.75.25 Cents, situated at Amangal, Ranga Reddy District, applied by M/s Fortune Infra Developers Pvt. Ltd represented by its Chairman and Managing Director Sri B.Seshagiri Rao S/o B.Punnaiah has been examined by this office and Technical Remarks are as follows:

Details of Layout:

Sl. No.	Layout Area		Acres & Cents	Square Yards
1	2		3	4
1.	Total Area of the Layout	:	Ac. 75.25 Cents	364210.00 Sq. Yds.
2.	Area of the Open Space (10.00%) (Reserved for Park Purpose)	:	Ac. 7.525 Cents	36421.00 Sq. Yds.
3.	Area of the Roads (32.01%)	:	Ac. 24.093 Cents	116610.12 Sq. Yds.
4.	Plotted Area (57.99%)	:	Ac. 43.632 Cents	211178.88 Sq. Yds.
5.	Primary School	:	Ac. 1.50 Cents	7260.00 Sq. Yds.
6.	Nursery School	:	Ac. 0.25 Cents	1210.00 Sq. Yds.
7.	Convenient Shops (362 to 372)	:	Ac. 0.619 Cents	2995.96 Sq. Yds.
8.	Mortgage Area (15.52 %) on Plotted Area. (from Plot Nos 1 to 16, 33 to 55, 77 to 112, 238 to 241 and 662 to 705)	:	Ac. 6.776 Cents	32795.84 Sq. Yds.
9.	Total Number of Plots	:	705 Numbers. (Seven hundred and Five Only)	

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Feasibility Report of RDDTP., states that the site is getting access from existing 40 feet wide road to the layout on the Northern side and having with another existing Bandla bata abutting to the layout as per the DTLP issued by the on the Southern side of the Layout.

The Regional Deputy Director of Town and Country Planning, Hyderabad has inspected the site and submitted the feasibility report that the Layout is demarcated on ground.

The applicant has to develop the infrastructure i.e. Roads, Drains, Street Lighting, avenue plantation, development of open spaces as given in annexure (enclosed).

Therefore, the application submitted by the applicant for issue of final layout is forwarded to the Commissioner, Amangal Municipality, Ranga Reddy District to place before the District Collector, Ranga Reddy District for approval of final Layout after fulfilling the following conditions:-

1. The owner or developer shall mortgage fifteen percent (15%) of the plotted land as shown in the Layout plan to the Commissioner as surety for carrying out the developments and complying with other conditions within the prescribed period. In failure of which, the Commissioner shall be empowered to sell away the mortgaged plots and utilize the amount so realized for completing the development works. In such an eventuality, the owner or developer shall be black-listed and shall not be allowed to undertake any development works in the entire State.
2. The layout owner / developer is / are requested to obtain and produce the certificate of Encumbrance on property one day prior to mortgage and one day after the mortgage from the Sub-Registrar, Stamps and Registration Department, indicating that the area under mortgage is not sold to any other persons and vests with the developers only and same has to be submitted to the Commissioner.
3. The layout owner / developer is / are requested to fence the area to be mortgaged with barbed wire and to display a boarding indicating the particulars of 15.52% of saleable area i.e., Plot Nos 1 to 16, 33 to 55, 77 to 112, 238 to 241 and 662 to 705 (119 Nos.) to an extent of Ac. 6.776 Cents (or) 32795.84 Sq.Yds in Sy.Nos 349/P, 352/P, 353/P, 354/P, 355/P, 356/P, 357/P, 358/P, 359/P, 361/P & 363/P of Amangal Municipality to be mortgaged within a period of 15 days in favour of the Commissioner, Amangal Municipality and the area is not for sale a photograph of this has to be submitted to the Commissioner.
4. The layout owner / developer should hand over the Open Space Area to an extent of Ac. 7.525 Cents, (10.00%), Roads Area to an extent of Ac. 24.093 Cents (32.01%) to the Amangal Municipality at free of cost by way of Registered Gift Deed before release of Final Layout from Amangal Municipality, after collecting the necessary charges and fees as per the rules in force.
5. The Commissioner shall ensure that area covered by roads and open space of the layout is handed over by the applicant through Registered Gift Deed, free of cost, before release of layout to the applicant, after collecting the necessary charges and fees as per the rules in force.
6. The Applicant /Layout Owner/Developer shall not be permitted to sell the plots and the area which is mortgaged in favour of Commissioner.
7. The applicant shall be solely responsible for the development of layout and in no way the Commissioner will take up development works.
8. If there is any mis-representation of the information furnished for obtaining the layout permission, the draft layout will be cancelled without any notice.

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9. The draft layout now issued does not exempt the lands under reference from purview of Urban Land Ceiling Act, 1976 / TS. Agricultural Land Ceiling Act, 1973.
10. This permission of developing the land shall not be used as proof of the title of the land.
11. In case, the applicant / developer fails to develop the layout with the infrastructure facilities as specified by Commissioner, the area so mortgaged in favour of Commissioner shall be forfeited and also Commissioner to take action against such applicant / developers as per provisions of Telangana Municipalities Act-2019.
12. The layout applicant shall be directed to complete the above developmental works within a period of Two (2) years from the date of approval of Draft Technical Layout Pattern.
13. The layout applicant shall display a board at a prominent place in the above site showing the layout pattern with permit L.P. Number and with full details of the layout specifications and conditions to facilitate the public in the matter.
14. The Commissioner shall not approve and release any building permission or allow any unauthorized developments in the area under mortgage to the Commissioner in particular, and in other plots of the layout in general until and unless the applicant completes the developmental works and then gets released the mortgaged land from Commissioner and release of Final Layout.
15. If any dispute litigation arises in future, regarding the ownership of a land, the applicant / Layout owner / Developer shall be responsible for the settlement of the same, the Commissioner / District Layout Approval Committee or its employees shall not be a party to any such disputes / litigations.
16. If there is any court case pending with Law, the layout owner / developer shall be responsible for settlement of the same.
17. The applicant is the whole responsible if any discrepancy / litigation in ownership documents and the Commissioner / District Layout Approval Committee is not responsible and approval of layout plans shall be deemed to cancelled and withdrawn without notice and action will be taken as per law.
18. The Deed of mortgage by conditions sale executed by the layout owner / developer in favour of the Commissioner is purely a measure to ensure compliance of the conditions of development of infrastructure by the layout owner / developer and the Commissioner is no way accountable to the plot purchaser in the event of default by the layout owner / developer.
19. The Commissioner / District Layout Approval Committee reserves the right to cancel the Draft Layout Plan permission, if it is found that permission is obtained by misrepresentation or by mistake of facts or incorrect boundary measurements, and the applicant / developer shall be solely responsible for the same.
20. The applicant is not permitted to construct the compound wall around the layout site and on the roads as per the layout so as to provide the access road to the adjacent lands.
21. Shops, business premises and industrial units, shall not be allowed anywhere in the area covered by the approved layout except in the sites specially reserved for such proposals in the drat layout plan.
22. The corners of the sites at the junction of the streets should be splayed off as shown in the Draft Layout Plan.
23. Electrical lines passing through the plots, if any, are to be shifted along road margin before approaching this office for final layout.
24. The Commissioner shall ensure that no Government land / Forest land is encroached upon by the applicant.
25. After completion of developmental works by the layout owner / developer and complying the conditions imposed he shall submit proposals through the

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26. Commissioner while enclosing the copies of Mortgage release Deed and Encumbrance Certificates and fee particulars of layout fee, development charges etc., for taking further action in the matter and for obtaining final layout.
27. The Applicant /Layout Owner/Developer are hereby permitted to sell the plots other than mortgaged plots which are mortgaged in favour of Commissioner.
28. Any owner or developer who sells, for building purposes, any piece of land which is a part of land demarcated and set apart for public purposes in an approved layout; shall be penalized with imprisonment up-to a period of three years or with fine which may extent to twenty five (25%) of the value of the land in question as fixed by the registration department at the time of using the land.
29. If the land is declared as surplus / Government in future, the same shall vest in the Government and layout proceedings automatically stand void. The charges already remitted to Commissioner shall stand forfeited and the applicant cannot claim for refund.
30. The Applicant shall get their proposed project registered with Telangana Real Estate Regulatory Authority, Hyderabad as per the Telangana Real Estate (Regulation and Development) Rules, 2017, issued vide G.O.Ms.No.202, M.A., Dated 31-07-2017.
31. The Municipal Commissioner, Amangal Municipality shall release the mortgage Plots to an extent of Ac. 6.776 (or) 32795.84 Sq.yds. (15.52%) of the plotted area at the time of release of final layout by the District Layout Approval Committee chaired by the District Collector.

Yours faithfully,

Director of Town and
Country Planning

Encl.:- TLP No 381 /2021/H

Copy to:

1. The Regional Dy. Director of Town & Country Planning, Hyderabad for information.
2. The Sub-Registrar, Amangal, Ranga Reddy District for information and to take further action in accordance with the Technical Layout Plan.
3. The District Town and Country Planning Officer, Ranga Reddy District for information.

ANNEXURE
(TLP.No 381 /2021/H)

The layout owner / developer of the site shall undertake the following works under the supervision of Amangal Municipality, Ranga Reddy District.

- i) Levelling with suitable gradient and formation of all roads with sub-surface, curbstones, metalling of the carriage-way, side drains as per specifications given below.
- ii) Construction of drains and channelization of Nalas for allowing storm water run-of. These may be channelized in such a way as to conserve or harvest the water in nearest water body or public open space, etc.
- iii) Undertake greenery in the layout including avenue plantation in public open spaces and construct rain water harvesting pits etc.
- iv) Fencing of open spaces.
- v) Street lighting and Electricity facilities.
- vi) Provision of sewerage disposal system and protected water supply system.

Specification for Water Bound Macadam Road

The water bound road shall be formed in the following manner:

After shaping the road bed to the required chamber, if the sub-grade is of hard gravel soil then the metal is spread in two layers of 11 cms. thick to get a consolidated depth of 15cm. A power roller of 8 to 10 tonnes weight is generally to be used. The dry rolling should not be successive so as to cause the crushing of metal. The rolled surface is then watered moderately, and thoroughly rolled until hard and compact so that a highly loaded vehicle makes no impression while travelling on it. The screenings from the metal gravel fine lime stone or kankar than be spread in small quantities uniformly on the surface about 1 cm, in thickness in total and watered and rolled properly. Finally a top dressing of 0.50 cm. thickness of sand is spread on the surface only and finished off with final rolling. The surface is then kept moist for about two weeks after opening to traffic.

Scheduled Carriage way widths:- The width of carriage way for one lane of traffic should not be less than 4 metres and for two lanes of traffic not less than 7 metres. Accordingly the carriage way widths are indicated in the sketch referred to in Appendix 'C'

Raised foot paths on either side of Carriage Way- It is necessary that the footpath shall be 15cm above the road edge level to provide a measure of protection to the pedestrian from vehicles. These are usually of available earth and gravelled and well consolidated to the satisfaction of the secretary.

Kerb stones are structurally necessary to prevent lateral spread of road surface materials and preserve the bearing value of sub-soil by preventing ingress of sewage water. Granite or Cement concrete are usual materials used for. Granite kerbs one metre long by 30cm x 20cm. are usually adopted and laid flat on roads carrying light traffic in residential areas where its effect will only to be give appearance to the street lines. To be effective and to give lateral support the depth of concrete should be more. The top surfaces which are exposed should evenly be dressed and tooled. The ends of granite kerbs should be dressed square. The top surface is tooled down to the slope of the foot path generally. This top surface is tooled down to the slope of the foot path generally. This aids drainage. The storm water drains, culverts, etc, shall be constructed according to the sizes and specifications in consultation with the Municipal Engineer.

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