

GOVERNMENT OF TELANGANA

From:
Regional Deputy Director
Of Town and Country Planning
DT&CP, Building 3rd Floor
A.C. Guard 640 Masabtank
Hyderabad-500004

To
The Panchayat Secretary,
Keshampet Gram Panchayat,
Keshampet Mandal
Ranga Reddy District.

Lr.Roc.No.202/2022/HRO/H1, Dt.18.02.2022.

Sir,

Sub:- Layout - Keshampet, Gram Panchayat, & Mandal Ranga Reddy District - Layout in Sy. Nos. 619/P & 620/P - to an extent of Ac 4-38 Gts situated at Keshampet Gram Panchayat - applied by M/s Estates Represented by T. Shekhar Goud s/o T. Anjaneyulu - Draft Technical Layout Pattern - Approved - Reg.

Ref:- 1. E. Panchayath No.10286/415.
2. Circular Memo.No.1637/2018/P, Dt.18-05-2018 and 19-05-2018 of DT&CP, Hyderabad.

:-OO:-

The proposal forwarded by you for approval of layout in Sy. Nos. 619/P & 620/P to an extent of Ac 4-38 Gts situated at Keshampet Gram Panchayat applied by M/s Estates Represented by T. Shekhar Goud S/o T. Anjaneyulu has been examined under the provisions of Section 113 of Telangana Panchayat Raj Act 2018 (Act 5 of 2018), Telangana Gram Panchayat Land Development (Layout and Building) Rules 2002, issued vide G.O.Ms.No.67 PR & RD Department, dt: 26-02-2002 and Circular issued by DT&CP vide reference 2nd cited, approved Draft Technical Layout Pattern in Draft - TLP: No.31/2022/HRO/H1 with the following provisions

1.	Layout area	Ac.4-38 Gts	23958.00 Sq.Yds
2.	open space (10.00 %)	Ac.0-19.80 Gts	2395.80 Sq Yds.
3.	Road area (31.23%)	Ac.1-21.96 Gts	7497.16 Sq.Yds.
4.	Plotted area (58.70%)	Ac.2-36.24 Gts	14065.04 Sq Yds.
5.	Mortgage area (15.66%) (Plot Nos.34 to 42)		2203.65 Sq Yds.
6.	No. of plots	(68)Nos	

The Draft Technical Layout Pattern is accorded subject to the conditions imposed in the Annexure attached.

I enclose herewith three copies of Draft Technical Layout Pattern along with Annexure with a request to advise the applicant to comply the conditions as per Annexure.

The Gram Panchayat shall intimate the layout owner to develop the layout as per the condition laid down and then execute the Registered mortgage of the plots and Registered gift deed towards open space and roads area in favour of Gram Panchayat along with details of fee & other charges to be paid before release of Draft Layout Plan.

After receipt of the fee & other charges, mortgage deed, ECs (before and after mortgage) and Photographs of the display boards erected in mortgage area, shall release the Draft Technical Layout Pattern for undertaking developmental works of the layout.

After completion of developmental works by the layout owner / developer and complying the conditions imposed (as per Annexure), he shall submit proposals through Gram Panchayat for obtaining final layout.

The draft layout shall be executed within a period of two years from the date of approval by the Gram Panchayat. If the draft layout is not executed within the said period, shall become invalid.

Yours faithfully,

Encl: Draft-TLP. No.31/2022/HRO/H1
In triplicate with Annexure

REGIONAL DEPUTY DIRECTOR

Copy submitted to the DT&CP, Govt. of Telangana, Hyderabad for favour of information
Copy to:

1. The District Town and Country Planning Officer, Ranga Reddy District for information.
2. The District Panchayat Officer, Ranga Reddy District for information
3. The Sub-Registrar, Kashempet for information.
4. The Layout Owner / Developer, M/s Estates Represented by T. Shekhar Goud S/o T. Anjaneyulu.