File No.DTCP-HT3/2/2019-HYD Sec-DTCP

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GOVERNMENT OF TELANGANA

From

The Director of Town and
Country Planning,
4th & 5th Floor, 640, A.C. Guards,
Government of Telangana,
HYDERABAD – 500 004.

To

The Panchayat Secretary,
Vityal Gram Panchayat
Rangareddy District.

Lr.Roc.No.180/2019/H, Dt. -02-2019.

Sir,

Sub:- Layout – Vityal Grampanchayat, Farooqnagar (M), Vikarabad District – Layout in Sy.Nos.134/P,136/P & 137/P to an extent of Ac.19.00 Cents at Vityal Gram Panchayat applied by A.M.R. Infra structures Mr.Murkuram Ali Siddiqui s/o Mohammed Ali – Draft Technical Layout Pattern - Approved - Reg.

Ref:-
1. Your Lr.No.Nil Dt:21-12-2018
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.134/P,136/P & 137/P to an extent of Ac.19.00 Cents at Vityal Gram Panchayat applied by A.M.R. Infra structures Mr.Murkuram Ali Siddiqui s/o Mohammed Ali 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.25/2019/ H** with the following provisions.

1.	Layout area	:	Ac. 19.00 Cents	91960.00 Sq. Yds.
2.	open space (10.00 %)	:	Ac. 1.90 Cents	9096.00 Sq. Yds.
3.	Road area (31.16%)	:	Ac. 5.92 Cents	28652.80 Sq. Yds.
4.	Plotted area (58.84 %)	:	Ac. 11.18 Cents	54111.20 Sq. Yds.
5.	Mortgage area (15.11 %) (Plot Nos.193 to 233)	:	Ac. 1.69 Cents	8179.60 Sq. Yds.
6.	No. of plots	:	233	

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 / developer to demarcate the layout on ground and then execute the mortgage of the plots in favour of Gram Panchayat along with details of fee & other charges to be paid.

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.

M.A

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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.25/2019/H**
In triplicate with Annexure

Director of Town and
Country Planning

Copy to:

1. The District Town and Country Planning Officer, Rangareddy District for information.
2. The District Panchayat Officer, Rangareddy District for information.
3. The Sub-Registrar, Farooqnagar for information.
4. The Layout Owner / Developer A.M.R. Infra structures Mr.Murkuram Ali Siddiqui s/o Mohammed Ali_

Signature valid

Digitally signed by KOMMU
VIDYADHAR
Date: 2019.02.01 10:11:23 IST
Reason: Approved

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ANNEXURE
(Draft-TLP No.25/2019/H)

1. The layout owner / developer is / are advised to demarcate block of plots and open spaces on the ground as per the draft layout plan enclosed. If there is any difference in the land area, you have to approach DT&CP / RDDTP / DTCPO for further clarification. If layout area is tallying with the approved draft layout plan, then you have to proceed with fencing the Mortgaged plots.
2. The owner or developer shall mortgage fifteen percent of the saleable land as shown in the draft layout to the Gram Panchayat as surety for carrying out the developments and complying with other conditions within the prescribed period. In the failure of which, the Gram Panchayat 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.
3. The layout owner / developer is / are requested to fence the area to be mortgaged with barbed wire and to display a board indicating the particulars of 15.11 % of salable area i.e., Plot Nos.193 & 233 to an extent of Ac1.69 cents or 8179.60 Sq.Yards in Sy.Nos. 134/P,136/P & 137/P of Vityal Gram Panchayat to be mortgaged within a period of one month in favour of Vityal Gram Panchayat represented by its Panchayat Secretary and the area is not for sale. A photograph of this has to be submitted to DT&CP / RDDTP / DTCPO and Gram Panchayat.
4. 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, 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 DT&CP / RDDTP / DTCPO and Gram Panchayat.
5. 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 be invalid.
6. The layout owner / developer shall not be permitted to sell the plots and area which is mortgaged in favour of Gram Panchayat.
7. 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.
8. All roads shall be opened for accessibility to the neighbouring sites and the layout owner / developer shall not construct any compound wall / fencing around the site.
9. That the draft layout now issued does not exempt the lands under reference from purview of Urban Land Ceiling Act, 1976 / 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. The layout owner / developer shall be solely responsible for the development of layout and in no way Gram Panchayat will take up development works.
12. The Deed of mortgage by conditions sale executed by the layout owner / developer in favour of Gram Panchayat is purely a measure to ensure compliance of the conditions of development of infrastructure by the layout owner / developer and the Gram Panchayat is no way accountable to the plot purchaser in the event of default by the layout owner / developer.
13. The layout owner / developer shall display a board at a prominent place in the above site showing the layout pattern with draft layout number and with full details of the layout specifications and conditions to facilitate the public in the matter.

14. The Gram Panchayat shall not approve and release any building permission or allow any unauthorized developments in the area under mortgage to Gram Panchayat in particular, and in other plots of the layout in general until and unless the layout owner / developer completes the developmental works and then gets released the mortgaged land from Gram Panchayat and release of final layout.

15. If there is any mis-representation of the information furnished for obtaining the layout permission, the draft layout will be cancelled without any notice.

16. If there is any court case pending with Law, the layout owner / developer shall be responsible for settlement of the same.

17. If any disputes / litigations arise in future regarding the ownership of the land, schedule of the boundaries, etc., the layout owner / developer shall be responsible for the settlement of the same and DT&CP / RDDTP / DTCPO and Gram Panchayat or its employees shall not be a party to any such dispute / litigations.

18. The DT&CP / RDDTP / DTCPO and Gram Panchayat 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 layout owner / developer shall be solely responsible for the same.

19. The layout owner / developer is / are the whole responsible if any discrepancy / litigation in ownership documents and Gram Panchayat 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.

20. The layout owner / developer should hand over the open space area to an extent of Ac.1.90 cents (10.00 %), roads area to an extent of Ac.5.92. cents (31.16 %) to the Gram Panchayat at free of cost by way of Registered Gift Deed before release of Final Layout from Gram Panchayat, after collecting the necessary charges and fees as per the rules in force.

21. The layout owner / developer of the site shall undertake the following works under the supervision of Gram Panchayat.

    i) Levelling with suitable gradient and formation of all roads with sub-surface, curbstones, metalling of the carriage-way, side drains as per specifications in Annexure-B of GOMs.No.67 PR&RD, Dt.26-02-2002.

    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.

22. The layout owner / developer shall be wholly and solely responsible for the quality of workmanship of the layout development works and for ensuring safety during construction / development works, etc.

23. 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.

24. The corners of the sites at the junction of the streets should be splayed off as shown in the Draft Layout Plan.

25. Only detached dwelling house designed for the occupation of a single family shall be built in a site and no site shall be altered or sub-divided or otherwise utilized for the occupation of

more than one family. Any future development is allowed with prior approval of Competent Authority.

26. All house sullage shall be disposed off in such a manner is to prevent it from running into or stagnating on adjacent streets. It may be used for the watering of gardens if no nuisance or instantiations will be created thereby such effluent should be allowed to flow freely into drains of channels after it has been previously treated sanitary, in any matter required by the concerned Health Officer.

27. The applicant shall register the proposed project under Telangana Real Estate (Regulation and Development) rules 2017, as applicable with the provisions of G.O. Ms. No. 202 MA dt: 31.07.2017

Director of Town and Country
Planning, Hyderabad

Signature valid

Digitally signed by KOMMU VIDYADHAR
Date: 2019.02.01 [illegible]:10:04 IST
Reason: Approved