

**Khammam DISTRICT****APPROVAL FOR TENTATIVE LAYOUT PLAN****Application No. : 000317/LO/DTCP/3088/0002/2022****Date : 08 January, 2022**

Sub: WYRA Municipality/Municipal Corporation , Khammam District - Tentative Layout Plan in Sy. Nos 77^A4,80^C2,80^F1, 81^E1,81^F1,81^F2,81^RU, 84^E2/1,85/^B/1/1 to an extent of 9 Acer 23.48 Gts , situated at Somavaram(Wyra) Revenue Village, Wyra Mandal, Khammam District, approved and issued - Reg.

Ref: 1. Your Application, dated: 08/01/2022

2. Telangana Municipalities Act 2019,
3. Telangana State building Permission and Self-certification System (TSbPASS) Act 2020
4. Mortgage Deed No. **616/2022 Dt: 14 February, 2022.**

With reference to the subject cited, it is to inform that, the proposal for Tentative Layout Plan submitted by **Sri 1.KOTHA SRINIVASA RAO S/o RAMAIAH 2.PRATHAPANENI SNEHALATHA W/o JAGAN 3.AILURI SRINIVASA REDDY S/o CHENNA REDDY 4.AILURI MOHAN REDDY** has been examined in accordance with the Layout rules and approved with Tentative LP No. **0002/LO/3088/2022** under section 172(5) of Telangana Municipalities Act, 2019. The provisions of Tentative Layout Plan are as follows:

Layout Extent / Area	9 Acer 23.48 Gts	46403 Sq. Yds
Area / Area reserved for Open space (Park) (9%)	0 Acer 34.52 Gts	4177 Sq. Yds
Site reserved for Social Infrastructure (2.5%)	0 Acer 9.59 Gts	1160 Sq. Yds
Site reserved for Utilities such as water reservoir,Septic tank/ Sewerage Treatment Plant, Electric transformer, Solid Waste Management etc., (1%)	0 Acer 3.85 Gts	466 Sq. Yds
Site reserved for Common Parking Space (0%)	0 Acer 0 Gts	0 Sq. Yds
Road Area (28.08%)	2 Acer 27.7 Gts	13032 Sq. Yds
Plotted Area (59.41%)	5 Acer 27.82 Gts	27567 Sq. Yds
Mortgage Area (15.19 %)of plotted area (From Plot No. 111,110,109,114,113,112,117,116,115,121,120,119,118,	0 Acer 34.69 Gts	4197 Sq. Yds
No of plots	121 No's	

The applicant has paid an amount of Rs **48,84,138.00** vide receipt No. **TS/0272/2022, TS/0273/2022, TS/0831/2022** , dated **11 January, 2022, 11 January, 2022, 15 February, 2022** towards layout fee and other charges.

The applicant vide document Number **616/2022** , dated **14 February, 2022** has mortgaged the Plot No. **111,110,109,114,113,112,117,116,115,121,120,119,118,108,107,106** in the proposed layout in lieu of the compliance of the conditions of development of infrastructure, amenities and other works in the layout.

The approval for Tentative Layout Plan with residential Plots is issued subject to the following conditions:

1. The applicant shall carry out all the infrastructure and amenities and other works. If the Tentative layout is not executed within the said period, shall be invalid. On specific request from the applicant, the Commissioner may extend the validity of the layout for execution of works by (one) more year as per section 172 (7).
2. 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.
3. Tentative layout plan now issued does not exempt the lands under reference from purview of Urban Land

Ceiling Act, 1976 / Agricultural Land Ceiling Act, 1973.

4. Tentative layout approval of developing the land shall not be used as proof of the title of the land.
5. The layout applicant shall be solely responsible for the development of layout and in no way Municipality / Municipal Corporation will take up development works.
6. The Deed of mortgage by conditions sale executed by the layout owner / developer in favour of Municipality / Municipal Corporation is purely a measure to ensure compliance of the conditions of development of infrastructure by the layout owner / developer and the Municipality / Municipal Corporation is no way accountable to the plot purchaser in the event of default by the layout owner / developer.
7. The layout applicant shall display a board at a prominent place in the above site showing the layout pattern with Tentative layout Plan number and with full details of the layout specifications and conditions to facilitate the public in the matter.
8. The Municipality/ Municipal Corporation shall not approve and release any building permission or allow any developments in the area under mortgage to Municipality/Municipal Corporation 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 Municipality/ Municipal Corporation and release of final layout.
9. If there is any mis-representation of the information furnished for obtaining the layout permission, the Tentative layout will be cancelled without issuing any notice under section 172 (15) of Telangana Municipal Act.
10. If there is any court case pending with Law, the layout owner / developer shall be responsible for settlement of the same.
11. The permission does not bar any public agency including Commissioner Municipality / Municipal Corporation to acquire the lands for any public purpose as per law.
12. No amalgamation or subdivision are permitted without permission of the District level TSbPASS committee.
13. The applicant of the layout project shall adhere to Rules & Regulations of other departments or Authority as applicable. In case the developers violate any condition as imposed in the proceedings of the Authorities, the layout permission becomes invalid.
14. If any disputes / litigations arise in future regarding the ownership of the land, schedule of the boundaries, etc., the applicant shall be responsible for the settlement of the same and District Level TSbPASS Committee or Commissioner **WYRA Municipality/Municipal Corporation** Municipality / Municipal Corporation or its employees shall not be a party to any such dispute / litigations.
15. The District Level TSbPASS Committee or Commissioner **WYRA Municipality/Municipal Corporation** Municipality / Municipal Corporation reserves the right to cancel the Tentative 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.
16. The layout applicant is whole responsible if any discrepancy / litigation in ownership documents and Municipality/ Municipal Corporation 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.
17. The applicant should hand over the open space area to an extent of **0 Acre 34.52 Gts** (9%), Utilities such as water reservoir, Septic tank/ Sewerage Treatment Plant, Electric transformer, Solid Waste Management etc to an extent of **0 Acre 3.85 Gts 1 %**), Common Parking Space to an extent of **0 Acre 0 Gts (0 %)** , roads area to an extent of **2 Acre 27.7 Gts (28.08 %)** to the Municipality at free of cost by way of Registered Gift Deed before release of Final Layout from Municipality/ Municipal corporation, after collecting the necessary Layout fee, development charges and others fees as per the rules in force.
18. The layout applicant shall undertake the following works under the supervision of Municipality / Municipal Corporation.
 - 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 of GOMs.No. MA&UD, Dt. .
 - 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.
19. The applicant 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.
 20. The applicant shall construct Over Head tank / Sump and septic tank as case may be and also construct sufficient harvesting pits as per standards & specifications.
 21. Shops, business premises and industrial units, shall not be allowed anywhere in the area covered by the approved tentative 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 Tentative Layout Plan.
 23. 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.
 24. 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.
 25. The Commissioner **WYRA Municipality/Municipal Corporation** shall revoke any permission issued under these rules whenever it is found that there has been any false statement or wrong permission.
 26. The District Council will verify the actual development of the ground as per section 172 (6).
 27. The applicant and the Licensed Technical Personnel shall be liable for punishment under section 177 & 180 of Act. False declaration, misrepresentation of facts, sale, misuse of land/plots set apart for public purpose.
 28. 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.

Proceeding Conditions

1. That the layout now issued does not exempt the lands under reference from the purview of the A.P. Agricultural Land Ceiling Act. 1973

Additional Conditions

1. Lay out application may be permitted after payment of Rs: 30,98,825/- towards lay out fees

Yours Faithfully

Name : Commissioner WYRA
MUNICIPALITY
Date: 02/16/2022 4:05:16 PM
Designation : Commissioner



To,
Sri 1.KOTHA SRINIVASA RAO S/o
RAMAIAH 2.PRATHAPANENI
SNEHALATHA W/o JAGAN 3.AILURI
SRINIVASA REDDY S/o CHENNA
REDDY 4.ATI LIRI MOHAN REDDY

WYRA Municipality/Municipal Corporation

Date : 16/02/2022

NOTE: This is computer generated letter, doesn't require any manual signatures.