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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,
Vittyal Gram Panchayat,
Farooqnagar Mandal,
Ranga Reddy District.

Lr.Roc.No.12313/48/2022/e-Panchayat, Dt.29-04-2022

Sir,

Sub:- Layout - Vittyal Grampanchayat, Farooqnagar (M), Ranga Reddy District -
Layout in Sy.Nos. 145/P & 146/P to an extent of Ac.7-4.4 Guntas or Ac.7.11
Cents at Vittyal Gram Panchayat applied by M/s. Rudra Sree Housing Pvt. Ltd.,
represented by its Managing Director Sri Mamindla Srinivas S/o Sri M. Laxmaiah
- Draft Technical Layout Pattern - Approved - Reg.

Ref:- 1. Your application no.12313/48 in e-Panchayat.
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. 145/P & 146/P to an extent of
Ac. 7-4.4 Guntas or Ac.7.11 Cents at Vittyal Gram Panchayat applied by M/s. Rudra Sree Housing
Pvt. Ltd., represented by its Managing Director Sri Mamindla Srinivas S/o Sri M. Laxmaiah 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.157/2022/H with the following
provisions.

1.	Layout area	:	Ac. 7.11 Cents	34412.40 Sq. Yds.
2.	open space (10.00 %)	:	Ac. 0.711 Cents	3441.24 Sq. Yds.
3.	Road area (31.12 %)	:	Ac. 2.213 Cents	10710.92 Sq. Yds.
4.	Plotted area (58.88 %)	:	Ac. 4.186 Cents	20260.24 Sq. Yds.
5.	mortgage area (15.43 %) (Plot Nos.58 to 72)	:	Ac. 0.646 Cents	3126.64 Sq. Yds.
6.	No. of plots	:	95	

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.

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.

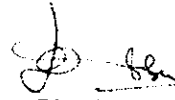
Encl: **Draft-TLP.No.157/2022/H**
In triplicate with Annexure

Yours faithfully,
Sd/- K.Vidyadhar
Director of Town and
Country Planning

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, Farooqnagar for information.
4. The Layout Owner / Developer M/s. Rudra Sree Housing Pvt. Ltd., represented by its Managing Director Sri Mamindla Srinivas S/o Sri M. Laxmaiah.

//t.c.f.b.o//


Joint Director 05/05/2022
Sd/-
05/05/2022

ANNEXURE
(Draft-TLP No.157/2022/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 15.43 % of saleable area i.e., Plot Nos 58 to 72 to an extent of Ac.0.646 cents or 3126.64 Sq.Yards in Sy.Nos. 145/P & 146/P of Vittyal Gram Panchayat to be mortgaged within a period of one month in favour of Vittyal 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.