

OFFICE OF THE GRAM PANCHAYAT WADIARAM  
MANDAL CHITTOOR DISTRICT 15 AR



File No GPW/06/2018-19

Date 14/06/2018

Sub:- Lay Out - Director Town & Country Planning, Hyderabad - Lay Out L.P.No.11/06/H in Sy.No.7,9,10,11,12,14 & 15 Extent Ac12.425 Cents of Wadiaram Gram Panchayat represented by its managing partners Sri. M.L. Nagavender Rao & Sri M.Krishna, R/o. Hyderabad - Releasing of Layout - Orders - issued.


Ref:- 1. Application of Sri. M.L. Nagavender Rao & Sri. M.Krishna R/o. Hyderabad on 06/06/2018.

2. Approval L.P.No.11/06/H by the Director of Town & Country Planning, Hyderabad L.R.No.6256/2005/H2, Dated: 04/02/2006.

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ORDER

In response of the letter reference 2<sup>nd</sup> cited the Director of Town & Country Planning, Hyderabad has approved the L.P.No.11/06/H on 11/06/2018. The layout No.11/06/H is 7,9,10,11,12,14 & 15 of Wadiaram Village. The layout No.11/06/H is here with released subject to conditions laid down in Annexure - I (Enclosed) in favor of represented by its managing partners Sri. M.L. Nagavender Rao & Sri. M.Krishna, R/o. Hyderabad.

  
Gram Panchayat Secretary,  
Gram Panchayat Wadiaram,  
Chittoor District, Andhra Pradesh.

Encl:

- 1) L.P.No.11/06/H.
- 2) Copy of Annexure - I.

To,

- 1) Sri. M.L. Nagavender Rao,
- 2) & Sri. M.Krishna, R/o. Hyderabad.



గ్రామ పంచాయితీ కార్యాలయము

మం|| చేగుంట, జిల్లా మెదక్

Ph : 08452 - 225638 (R) (O)



జనకు ప్రవీణ్ కుమార్  
సర్పంచ్

తేది : .....

Date: 15-4-06

From :  
The Sarpanch / Panchayat Secretary  
Wadiyaram Gram Panchayat  
Chegunta Mandal  
Medak Dist.

To  
Sri M.L. Nagavender Rao & M. Krishna  
H.No: 1-10-111,  
Temple Alwal,  
Secunderabad - 500 010

Sub: Layouts - Wadiyaram Gram Panchayat - layout in Survey No's 1(P), 7, 9, 10, 11, 12, 14 & 15 to an extent of Ac 12.425 in favour of Sri M. L. Nagavender Rao & Sri M. Krishna - Technical Layout pattern, communicated - Reg:

- Ref:
1. Your Lr No. Nil dt. 09-12-2004
  2. G.P Wadiyaram resolution Lr No. Nil dt. 20-12-2004
  3. Your Lr No. Nil dt. 11-07-2005
  4. G.P Wadiyaram Lr No. Nil dt. 06-09-2005
  5. Your Lr. No. Nil dt. 23-09-2005
  6. Lr No. DIS No. 6258/2005/H2 dt. 4-2-2006

From the director of Town and Country Planning

This is with reference to above cited letters & letter No. (6) DIS No. 6258/2005/H2 dated 4-2-2006 modified layout plan with 101 plots and open space 11.42 percentage is approved and sent to you for further development of Roads and Drainage as per rule.

1. Technical pattern layout plan enclosed
2. Annexure I for carrying out works is enclosed.

Thanking you

Yours faithfully

R. Prasad  
సర్పంచ్.

Gram Panchayat Wadiyaram

GRAMS: "STAPATHI"

PHONE: 23323176

GOVERNMENT OF ANDHRAPRADESH

From:  
The Director of Town and  
Country Planning,  
Govt. of A.P.,  
640 - A.C. Guards,  
Hyderabad-500004.

To  
The Panchayat Secretary,  
Gram Panchayat,  
Wadiyaran,  
Chegunta Mandal,  
Medak Dist.

Lr.R.Dis.No.6258/2005/H2, dt.4-2-2006.

Sir,

Sub:- Layouts-Wadiyaram Gram Panchayat-layout in  
R.S.Nos 1(P), 7, 9, 10, 11, 12, 14 & 15 to an  
extent of Ac.12.425 infavour of Sri M.Nagavendra-  
Rao and Sri M.Krishana - Technical layout  
Pattern - Communicated - Reg.

- Ref:-1.Your Lr.No:Nil, dt.11-7-2005.  
2.This office Lr.Roc.No.6258/2005/H2, dt.29.8.05  
addressed to you and copy to RDDTP/Hyd.  
3.Lr.Roc.No.596/2005/HRO/H1, dt.13-10-2005 of  
the RDDTP/Hyderabad.  
4.This office Lr.of even.No.dt.23-11-05 add.to  
you.  
5.Your Lr.No: Nil, dt.1-12-2005.

...

The layout proposal furnished with your letter(5)  
cited, have been examined and a modified layout is approved  
on the lines shown in Technical layout pattern L.P.No.11/2006  
(Copies enclosed in duplicate).

The layout thus modified make provisions for 101  
One hundred and one only plots with an open space of (11.42%)  
kept for public purpose which would be handed over to Gram-  
Panchayat, through Registered Gift Deed.

The technical layout pattern may be released to  
the applicants subject to the conditions laid down in the  
Annexure-1 (Copy enclosed).

Further, the internal roads shall be formed within  
a period of atleast two months failing which the Panchayat  
Secretary shall take necessary action to cancel the layout  
pattern duly publishing in the newspapers. Further, I, request  
you to release the plans as per rules after demarcation of  
entire layout plan and open space maintained as per issued plans.

Encls:-1.L.P.No.11/06  
(induplicate)  
2.Annexure-1

Yours faithfully,  
Sd/-P.Narasaiah.,  
Joint Director Town  
Planning.

Copy to the Regl.Dy.Director Town Planning, Hyderabad along  
with a copy of L.P.No.11/06 for taking necessary action.

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

*P. Narasaiah*  
Dy. Director Town Planning.

6  
11/10/06



**ANNEXURE-1**  
**(GRAM PANCHYATS)**

- (i) (i) Of building is through the means of a chowk or inner courtyard, such open space shall be open to sky of area atleast 9.0 Sq.Mts., and no side less than 3 meters.
- (3) Projections and exemptions in open space :
- (i) Chaffs / Weather shades of width not exceeding 60 cm shall be allowed in the mandatory setbacks.
- (ii) In case of plots more than 300Sq.Mts., the following accessory uses may be allowed in the front or rear open spaces the height of these accessory building shall not be more than 2.75 meters.
1. A cow shed or storeroom, latrine The provisions of A.P.G.P. Land Development ( Layout & Building ) rules shall be followed for the approval and implementation of Layout and for approval of Building constructions in the plots.
- (ii) The Permission for layout development shall remain for two years during which time the layout works shall be completed, and if not completed the permission for layout development shall be revalidated on application subject to the rules then in force and payment of 10 % of fees and charges.
2. The owner of a site shall under take the following works under the supervision of Executive Authority with the surveyors after intimation of the layout approval by the Executive authority.
- (i) Leveling 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;
- (ii) Construction of drains and channelization of nalas for allowing storm water run-off. 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, etc;
- (iv) Fencing of open spaces;
- (v) Unless the conditions specified above are fulfilled, the owner shall not be entitled to utilize, sell, lease or otherwise dispose of the land or any portion thereon.
- (4) The following works shall be undertaken through the Executive Authority upon payment of proportionate charges at a latter date:
- (a) street lighting and electricity facilities;
- (b) provision of sewerage disposal system and protected water supply system are optional;
- (5) Application scrutiny fees and other chargers to be levied by the Executive Authority: The Gram Panchayat shall collect the charges from the applicant due to be paid to the P.D. Account of Director of Town and Country planning and deposit in a separate account by opening a new one for transferring the same to the account to be decided by the Government at a later date.

Other Charges:

In addition to the above, the Executive Authority shall levy development charges and betterment charges as specified by the Collector or Government as the case may be.

- (7) The following works shall be under taken by the Executive Authority upon payment of proportionate charges at a later date as per Rule 5(2) of A.P.P.G. P.L.D.(Lr.Roc.No:&B) Rules 2002.

- i) Street lighting and electricity facilities.
- ii) Provision of sewerage disposal system and protected water supply system are optional.

An additional non-refundable deposit of the sum equivalent to 5% of the provisional estimated cost of works to be executed by Gram panchayat shall be collected from the layout owner.

- (8) The corners of the sites at the junction of the streets should be splayed off as shown in the technical layout pattern conformation L.P.No. 11/2006

- (9) Every building site shown in the confirmed in L.P.No. 11/2006 shall be utilised for construction of any dwelling house and no shop, Godown or any building which is not ordinarily connected with dwelling shall be constructed in the site.

- (10) No site shall be sold; leased or otherwise disposed off and no building shall be constructed in any site unless and until conditions (1)&(2) or compiled with.

- (11) 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 subdivided or otherwise utilised for the occupation of more than one family at any future date.

- (12) The building lines and other setbacks shall be adopted as follows and when a site abuts more than one street, the building line shall be enforced in respect of all streets.

- (13) The following Height and Setbacks requirements shall be followed:

- (1) The minimum open spaces/setbacks / setbacks open to sky) and height restrictions shall be as follows for considering the building permissions in Minor Gram panchayats.

- (i) Height permissible: 9 meters or G+2 floors height.

- (ii) Set backs:

Front setback : 3.00 meters  
Rear Setback : 2.00 meters  
Sides Setbacks: 1.50 meters on each side.

- (iii) Where the lighting and ventilation of a building is through the means of a chowk or inner courtyard, such open space shall be open to sky and of area at least 3.0 sq.meters and no side less than 1.5 meters.

- (iv) In case of corner plots the front building setback shall be left on all sides abutting the roads.

- (II) The minimum open spaces/setbacks (open to sky) and height restrictions shall be as follows for considering the building permissions in Major Gram Panchayats:

- (ii) The minimum open spaces / setbacks (open to sky) required and height restrictions shall be as follows for considering the building permissions:



Height permissible:

13 meters or G+3 floors for Residential

15 meters or G+4 floors for Non-residential

For Industrial as per requirement

(b) Setbacks and Coverage permissible:

Plot Size in ( Sq. Mts., )	Minimum set backs ( in meters)		
	Road side	Rear	Sides
(1)	(2)	(3)	(4)
Up to 50	0.75		
51 and up to 100	1.00	1.00	0.50
101 and up to 150	1.50	1.50	1.00
Above 151 and up to 300	1.50	2.00	2.00
Above 301 and up to 500	3.00	2.00	2.00
Above 501	3.00	3.00	3.00

(iii) Where the lighting and ventilation of a building is through the means of a chowk or inner country yard, such open spaces shall be open to sky and of area atleast 3.0 Sq., mts., and no side less than 1.5 meters.

(iv) For buildings abutting highways a building line of 6 meters shall be maintained irrespective of the plot size.

(v) In case of corner plots the front building setback shall be left on all sides abutting the roads.

(iii) Where the lighting and ventilation may be allowed in rear open space.

(iv) An outhouse, open staircase may be allowed in front open space. In case of non-residential buildings, parking sheds, guardroom, overhead water tank, sump, septic tank, well may be allowed in the open spaces.

(v) Balconies shall be allowed only within the mandatory open spaces and not allowed to project onto the open spaces.

(14) If during the execution of the layout, any deviation is made from the sanctioned plan the owner shall obtain revised sanction as per the procedure and rules.

The owner who has been given sanction shall be wholly and solely responsible for the equality of workmanship of the layout development works and for ensuring safety during construction/development works etc.,

(15) No other building other than a boundary wall or fence not exceeding 2mts above adjoining street level, shall be built in space between the building lines and the boundary of streets.

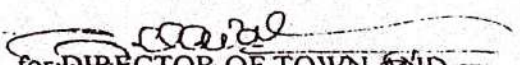
(16) In case of individual residential buildings, well, latrine and other rooms not intended for human habitation can be permitted in the rear setback and the area of the same should not exceed 25 % of the rear open space area and height of such structures should be restricted to ground floor only.

(17) Every dwelling house shall be provided with adequate means for the effective drainage of storm, Sluice and sewage water from the house. The drainage arrangements and the sanitary convenience shall be in accordance with such dimensions, designs and specifications as may be laid down or specified by the local body.

(18) All house slug shall be disposed off of 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 there by such effluent should be allowed to flow freely

into drains or channels after it has been previously treated sanitarly in any manner required by the concerned Health Officer.

- (19) The boundaries and such dimensions of sites shall not be altered except with the previous approval of the Director of Town and Country Planning.
- (20) Except to the extent necessary for the excavation of foundation leveling or sloping of grounds, earth shall not be removed from the site for building or for by other purpose so as create hollows or below site therein.
- (21) Shops, business premises and industrial units, shall be allowed any where in the area covered by the approved layout except in the sites specifically reserved for such proposals in approved layout plan.
- (22) The owners shall give written agreement to abide by the conditions and the shall or lease of sites shall be also subject to compliance within the above conditions. The owner shall be bound to mention it in the sale or lease deed but the absence of by such mention shall not stand in the way of the Gram Panchayat Authority enforcing the fulfillment of the above conditions or carry out any work itself and recovering the expenses incurred from the owners purchase, lesser, reoccupier in default as the Gram Panchayat Authority may deem fit.
- (23) The pen space approved for public purpose in the area covered by the layout shall be handed over the gram Panchayat through a gift deed at free of cost.
- (24) The issue of technical layout pattern dose not bar any acquisition for the public purpose whether by the Government or any public agency.
- (25) The issue of technical layout pattern dose not confirm the ownership or alter the ownership of the land.

  
for DIRECTOR OF TOWN AND  
COUNTRY PLANNING.  
6/12/06





భారత ప్రభుత్వం

Unique Identification Authority of India  
Government of India

సమారు సంఖ్య / Enrollment No : 1111/15129/09293

23/10/2011

To  
M L Nagavender Rao  
మ ల నగవెండర్ రావు  
S/O M Laxman Rao Late  
1-10-111  
TEMPLE ALWAL  
NEAR WATER TANK  
TEMPLE ALWAL  
SECUNDERABAD  
Hyderabad  
Andhra Pradesh - 500010  
9949900998



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31535439



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

**7018 0182 9580**

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం  
GOVERNMENT OF INDIA



మ ల నగవెండర్ రావు  
M L Nagavender Rao

పుట్టిన సంవత్సరం / Year of Birth: 1945  
పురుషుడు / Male

**7018 0182 9580**



ఆధార్ - సామాన్యుని హక్కు



CONFIRMED IN LP NO. 11 (GSM)  
NO. 500/03/HRO/H1 SER. D.T.R. 11/1



LAYOUT BOUNDARY	AC 12.42
EXISTING ROADS	AC 3.55
PROPOSED ROADS	101
LAYOUT AREA	
OPEN SPACE AREA (11.45%)	AC 1.42
ROADS AREA (28.80%)	
No. OF PLOTS	
LAND TO BE ACQUIRED	
LAND TO BE DISPOSED	

NOTE: BUILDING PERMISSION SHALL NOT BE  
 GRANTED UNTIL THE MATCHED PORTION IS AD-  
 JUSTED

PLOTS IN SY.NOs.1(P), 7, 9, 10, 11, 12, 14 & 15  
SITUATED AT WADIAYARAM VILLAGE,  
CHEGUNTA MANDAL, MEDAK DISTRICT.

SCALE: 1"=100'-0"

JOINT DIRECTOR/EE

DEPUTY DIRECTOR

SEARCHED INDEXED  
DIRECTOR OF TOWN AND COUNTRY PLANNING  
GOVERNMENT OF ~~INDIA~~ ~~INDIA~~  
HYDRABAD