

GOVERNMENT OF TELANGANA
OFFICE OF NIZAMABAD URBAN DEVELOPMENT AUTHORITY
NIZAMABAD

FROM:

Vice chairman ,
Nizamabad Urban Development Authority,
Nizamabad.

TO:

Sri. V. Mohan Reddy,
S/o Veera Reddy,
Nizamabad.

Lr. Roc.No.09/NUDA/2020, Dt: 15-02-2021

Sir,

Sub:- NUDA-Nizamabad Municipal Corporation Limits - Proposed layout in Sy. No. 169/A/P1/2, 169/A/P1/3, 169/A/P2/1, 169/A/P3, 170/P2, 170/P1/2, 170/P3, 170/P1/1 to an extent of A.c. 4. 23 ½ Gts. Belonging to 1. Sri. V. Mohan Reddy, S/o Veera Reddy 2. Sri. D. Naveen Chandar, S/o Kishan, 3. Sri. Angirga Veerender, S/o veeranna ,4. Smt. A. Narsavva, W/o Mallalah, 5. Smt. A. Veeramani, W/o Abbaiah situated at Kanteshwar shivar, Nizamabad south mandal, Nizamabad(Dist.)- DTCP approved Draft Technical layout pattern- Draft Technical layout Pattern accorded -Regarding.

Ref:-1.G.O.Ms. No.33 MA&UD department, Dt: 24-01-2013

2. G.O. Rt. No. 356MA&UD (plg..1(2)) Department Dt: 18-05-2018

3. T/o Lr NO 09/NUDA/2020, Dt:16 -01-2020 to the Director of Town and Country planning, Hyderabad.

4.Lr. Roc.no.242/2020/H,DT:22-02-2020 of Director of Town and Country planning, Hyderabad

5. T/o Lr NO 09/NUDA/2020, Dt:30-07-2020 to the Applicant.

6. Inward No. 25 of applicant,, Dt:29-01-2021.

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The proposal was approved vide reference 4th cited by the Director of Town and Country Planning, Govt. of Telangana, Hyderabad for Layout Sy.Nos 169/A/P1/2, 169/A/P1/3, 169/A/P2/1, 169/A/P3, 170/P2, 170/P1/2, 170/P3, 170/P1/1 to an extent of A.c. 4. 23 ½ Gts. Belonging to 1. Sri. V. Mohan Reddy, S/o Veera Reddy 2. Sri. D. Naveen Chandar, S/o Kishan, 3. Sri. Angirga Veerender, S/o veeranna ,4. Smt. A. Narsavva, W/o Mallalah, 5. Smt. A. Veeramani, W/o Abbaiah situated at Kanteshwar shivar, Nizamabad south mandal, Nizamabad(Dist.)-vide Lr.No. 242/2020/H,Dt: 22-02-2020.

The applicant has paid an amount of Rs. 12,25,175.00 through D.D No. 504790, Dt: 18-12-2020 & DD No. 858526, Dt: 19-12-2020 in favour of Vice Chairman, Nizamabad Urban Development Authority towards UDA development charges. The developers have also submitted Mortgage Deed on 29-01-2021, bearing Doct.No. 1434/2021, Dt: 21-01-2021, EC after the Mortgage, Gift Document of Doct. No. 1566/2021,Dt: 21-01-2021, Indemnity Bond & Photos of Mortgage Notice Board. The Draft Technical Layout Pattern approved by the Director of Town and Country Planning is released with the following conditions.

1. The applicant is informed to demarcate the layout on ground as per draft plan enclosed. If there is any difference in the land area, you have to approach the NUDA-Nizamabad / DT&CP., Hyderabad 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 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 15.0% of salable area i.e. Plot Nos 14 to 21 to an extent of 1936.00 Sq .Yards in Sy. No. 169/A/P1/2, 169/A/P1/3,169/A/P2/1, 169/A/P3, 170/P2, 170/P1/2, 170/3, 170/P1

under NUDA-Nizamabad limits to be mortgaged within a period of one month in favour of the Vice- Chairman, NUDA-Nizamabad and the area is not for sale. A photograph of this has to be submitted to the NUDA-Nizamabad and the DT&CP., Hyderabad

3. The Applicant /Layout Owner / Developer is hereby permitted to sell the plots other than mortgaged plots which are mortgaged in favour of NUDA-Nizamabad.
4. The draft layout now issued does not exempt the lands under reference from purview of Urban Land Ceiling Act, 1976/ TS. Agricultural Land Ceiling Act, 1973.
5. This permission of developing the land shall not be used as proof of the title of the land.
6. The applicant shall be solely responsible for the development of layout and in no way the NUDA-Nizamabad / DT&CP will take up development works.
7. In case, the applicant / developer fails to develop the layout with the infrastructure facilities as specified by the NUDA-Nizamabad, the area so mortgaged in favour of the Vice- Chairman, NUDA-Nizamabad shall be forfeited and also the NUDA-Nizamabad is liable to take criminal action against such applicant / developers as per provisions of Urban Area Development Act 1975.
8. The Deed of mortgage by conditions sale executed by the layout owner/ developer in favour of the Vice- Chairman, NUDA-Nizamabad is purely a measure to ensure compliance of the conditions of development of infrastructure by the layout owner/ developer and the Gram Panchayath is in no way accountable to the plot purchaser in the event of default by the layout owner/developer.
9. If there is any misrepresentation of the information furnished for obtaining the layout permission, the draft layout will be cancelled without any notice.
10. If there is any court case pending with Law, the layout owner /developer shall be responsible for settlement of the same.
11. 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 draft layout plan.
12. The corners of the sites at the junction of the streets should be splayed off as shown in the draft Layout Plan.
13. The layout development work consists of road formation with black top, storm water drains, providing of underground drainage lines and common septic tank /STP, internal water supply pipelines and overhead tank, assured water supply source, providing electrical supply lines along with street lights, transformer, avenue plantation, park development and rain water harvesting pits. The details are as follows:
 - a) Leveling with suitable gradient and formation of all roads with proper Sub-surface and camber, kerbed stones, metalling of the carriageway, side drains/ gutters and central medians (for roads 18 mts and above.)
 - b) Black topping or developing the carriageway with cement concrete (as per BIS Code of practice) of all roads including the main approach road up to the nearest existing public road.
 - c) Development of drainage and channelization of nala's for allowing storm water run-off. These may be channelized in accordance with the drainage and width requirements and in such a way as to conserve or harvest the water in nearest water body or public open space, etc.
 - d) Undertake the street lighting and electricity facilities including providing of transformers.
 - e) Provision of independent sewerage disposal system and protected water supply system including OHT and sumps. These shall be in exclusive area over and not part of the mandatory open spaces.
 - f) Undertake underground ducting of all utilities and services lines either under the footpaths or central median of the roads as the case may be

with proper provisions at junctions and crossings, etc.

- g) Undertake greenery in the Scheme / Layout including avenue plantation in public open spaces as per norms prescribed with a view to enhancing the environmental quality.
 - h) Construction of low height compound wall with ornamental iron grill to the open spaces (Open Space (Park), Social Infrastructure, Utility) (As per the Nizamabad Municipal Corporation Type Design)
14. The layout applicant is directed to complete the above developmental works within a period of **THREE (3) YEARS** as per G.O. Ms. No. 276 MA&UD dt: 02-07-2010 and submit a requisition letter for release of mortgaged plots / area which is in favour of the NUDA-Nizamabad and for approval of final layout duly enclosing letter of local Body with regard to roads, open spaces taken over by the Local Body.
 15. The layout applicant shall display a board at a prominent place in the above site showing the layout pattern with permit L.P Number and with full details of the layout specifications and conditions to facilitate the public in the matter.
 16. After completion of developmental works by the layout owner/ developer and complying the conditions imposed he shall submit proposals through the NUDA-Nizamabad duly enclosing the copies of Mortgage release Deed and Encumbrance Certificates and fee particulars of layout fee, development charges and capitalization charges etc. for taking further action in the matter and for obtaining final layout.
 17. The Executive Authority shall not approve and release any building permission or allow any unauthorized developments in the area under mortgage to the NUDA-Nizamabad in particular, and in other plots of the layout in general until and unless the applicant completes the development works and then gets released the mortgaged land from NUDA-Nizamabad and release of Final Layout.
 18. The Executive Authority shall ensure that area covered by roads and open space of the layout is handed over by the applicant through Registered Gift Deed, free of cost, before release of layout to the applicant, after collecting the necessary charges and fees as per the rules in force.
 19. The permission does not bar any public agency including the NUDA-Nizamabad/DT&CP., Hyderabad to acquire the lands for any public purpose as per law.
 20. If any dispute litigation arises in future, regarding the ownership of a land, the applicant shall be responsible for the settlement of the same, the NUDA-Nizamabad/DT&CP., Hyderabad or its employees shall not be a party to any such disputes /litigations.
 21. The NUDA- Nizamabad/DT&CP., Hyderabad 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 applicant /developer shall be solely responsible for the same.
 22. If the land is declared as surplus / Government in future, the same shall vest in the Government and layout proceedings automatically stand void. The charges already remitted to NUDA- Nizamabad shall stand forfeited and the applicant cannot claim for refund of the same.
 23. The applicant/ developer should hand over the open space area to an extent of Ac. 0.317 cents (7.50%), Social Infrastructure area to an extent of Ac.0.105 cents (2.5%), roads area to an extent of Ac 1.06 cents (27.06 %) and utilities area to an extent of Ac 0.042 cents (1.0%) to the Local Body at free of cost by way of Registered Gift Deed before release of final Layout from NUDA- Nizamabad.
 24. The applicant is not permitted to construct the compound wall around the layout site and on the roads as per the layout so as to provide the access road to the adjacent lands.

25. The applicant is the whole responsible if any discrepancy/ litigation in ownership documents and the NUDA-Nizamabad / DT&CP., Hyderabad 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.
26. The applicant shall get their proposed project registered with Telangana Real Estate Regulatory Authority, Hyderabad as per the Telangana real Estate (Regulation and Development) Rules , 2017, issued vide G.O.Ms.NO.202, MA, Dated 31-07-2017.
27. The applicant shall apply for revenue Department Mutation and submit the acknowledgement of same while applying for final layout duly mention appropriate survey Numbers.

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18/02*

VICE CHAIRMAN

Nizamabad Urban Development Authority

*Not
15/2/2021*

Enclosures:-

1. Draft Technical Layout Pattern No. 04/2020/NUDA vide Lr. Roc. No. 242/2020/H, DT:22-02-2020 of Director of Town and Country Planning Govt. Of TS, Hyderabad.
- Copy to the Commissioner, Nizamabad Municipal Corporation for information.