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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,
Thaliagudem Gram Panchayat,
Yadadri-Bhuvanagiri District.

Lr.Roc.No.2228/2019/H, Dt.28-06-2019.

Sir,
Sub:- Layout – Tallagudem Grampanchayat, Yadadri – Bhuvanagiri District
– Layout in Sy.No's Sy.No. 113 , 116 & 117 in an extent of AC.20- 35 Gts
belongs to M/s. Sri. Sindhu Priya Developers Represented by its managing
director Sri. V. Srinivas Naik at Thallagudem G.P., Yadagirigutta Mandal,
Yadadri - Bhuvanagiri District – **Draft Technical Layout Pattern - Approved –
Communicated - Reg.**

Ref:- 1. Lr. No. 56/2019/DTCPO/YDRB, dt. 16.05.2019 of DTCPO Yadadri Bhuvanagiri.
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.No's 113 , 116 &
117 in an extent of AC.20-35 Gts belongs to M/s. Sri. Sindhu Priya Developers
Represented by its managing director Sri. V. Srinivas Naik at Thallagudem G.P.,
Yadagirigutta Mandal, Yadadri - Bhuvanagiri District 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:29-02-2002 and Circular issued by DT&CP
vide reference 2nd cited, approved Draft Technical Layout Pattern - TLP.No.133/2019/ H with
the following provisions.

Layout area	Ac. 19.175 Cents	92807.00 Sq.yards
Buffer Area	Ac. 1.065 Cents	5154.60 Sq.yards
Net site area	Ac. 18.11 Cents	87652.40 Sq.yards
Site area reserved for Open Space (Park) (10%)	Ac. 1.811 Cents	8765.24 Sq.yards
Roads area (31.75%)	Ac. 5.75 Cents	27830.00 Sq.yards
Plotted area (64.05 %)	Ac. 10.549 Cents	51057.16 Sq.yards
Mortgage area (15.64%) (from Plot No. 52 to 67 & 103 to 122)	Ac. 1.65 Cents	7986.00 Sq.yards
No of plots	222	

ANNEXURE
(TLP No 133/2019/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 15.64 % of saleable area i.e., Plot Nos 52 to 67 & 103 to 122 to an extent of Ac 1.65 Cents, or 7986.00 Sq. Yards in Sy.No. 113, 116 & 117 Tallagudem Gram Panchayat to be mortgaged within a period of one month in favour of Tallagudem 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 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 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.

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

Yours faithfully,

Director of Town and
Country Planning

Signature valid

Digitally signed by K. K. MU

VIDYADHAR

Date: 2019.06.28 16:50:08 IST

Reason: Approved