

GOVERNMENT OF TELANGANA

From:
Regional Deputy Director
Of Town and Country Planning
DT&CP, Building 3rd Floor
A.C. Guard 640 Masabtank
Hyderabad-500004

To
The Panchayat Secretary,
Veltur Gram Panchayat,
Sadashivpet Mandal,
Sangareddy District.

Lr.Roc.No. 481/2025/HRO/H1, Dt.24.06.2025.

Sir,

Sub:- Layout – Veltur Gram Panchayat, Sadashivpet Mandal, Sangareddy District
- Layout in Sy. No. 436/P - to an extent of Ac 4-10 Gts situated at Veltur Grampanchayath - applied by M/s Subhagruha Infrastructures Pvt Ltd represented by its Director Sri Javvadi Srinivas, S/o Sri GopalKrishnamurthy
- Draft Technical Layout Pattern - Approved - Reg.

Ref:- 1. E. Panchayath No. 16487/1026.
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. 436/P to an extent of Ac 4-10 Gts situated at Veltur Grampanchayath applied by M/s Subhagruha Infrastructures Pvt Ltd represented by its Director Sri Javvadi Srinivas, S/o Sri GopalKrishnamurthy 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 **Draf - TLP. No.26/2025/ HRO/H1** with the following provisions.

1.	Total Layout area	:	Ac. 4-10.00 Gts	20570.00 Sq. Yds.
2.	Open space (10.10%)	:	Ac. 0-17-00 Gts	2057.00 Sq.Yds.
3.	Road area (33.76%)	:	Ac. 1-17.40 Gts	6945.40 Sq.Yds.
4.	Plotted area (56.24%)	:	Ac. 2- 15.60 Gts	1567.60 Sq.Yds.
5.	Mortgage area (15.05%) (Plot Nos.1 to 5 & 10 to 14)			1741.66 Sq.Yds.
6.	No. of plots	:	(62)Nos.	

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 to **execute the Registered mortgage of the plots as earmarked in the technical approved plan and Registered gift deed towards open space and roads area in favour of Gram Panchayat along with details of fee & other charges to be paid before release of Draft Layout Plan and develop the layout as per the condition laid down in the Annexure.**

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.

Encl: **Draft-TLP. No. 26/2025/HRO/H1**
In triplicate with Annexure

Yours faithfully,

REGIONAL DEPUTY DIRECTOR

Copy submitted to the DT&CP, Govt. of Telangana, Hyderabad for favour of information.

Copy to:

1. The District Town and Country Planning Officer Sangareddy District for information.
2. The District Panchayat Officer Sangareddy District for information.
3. The Sub-Registrar Sadashivpet for information.
4. The Layout Owner / Developer, M/s Subhagruha Infrastructures Pvt Ltd represented by its Director Sri Javvadi Srinivas, S/o Sri GopalKrishnamurthy .

ANNEXURE
(Draft-TLP No.26/2025/HRO/H1)

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 **(15.05% of saleable area i.e., Plot Nos. 1 to 5 & 10 to 14) to an extent 1741.66 Sq. Yards in Sy.No. 436/P of Veltur Gram Panchayat to be mortgaged with in a period of one month in favour of Veltur 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 **also the same shall followed before apply for final Layout, the mortgaged plots shall be released by the Panchayat secretary only after release of final layout. Copy of the E.C shall be submitted to DTCPO / G.P / RDDTP / While submitting final layout proposals to the RDDTP Hyd Region.**
5. The permission for layout development shall remain valid for two years during which time the layout work shall be completed and if not completed the permission of layout development shall be revalidated on application subject to the rules then in force on payment of 10% of the fee and charges.
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 neighboring 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 any court case pending with law, the Layout owner / Developer shall be responsible for settlement of the same. 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.
16. The Gram Panchayat / DPO 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, as per Rule 08 of Go. Ms. No 67 PRRD dt: 26-02-2002 and the layout owner / developer shall be solely responsible for the same.

17. The layout owner / developer is / are the whole responsible if any discrepancy / litigation in ownership documents and Gram Panchayat 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.
18. The layout owner / developer should hand over the open space area to an extent of **Ac. 0- 17.00 Gts (10.10%), roads area to an extent of Ac.1-17.40 (33.76%) to the Gram Panchayat** at free of cost by way of Registered Gift Deed before release of Draft Layout from Gram Panchayat, after collecting the necessary charges and fees as per the rules in force.
19. The layout owner / developer of the site shall undertake the following works under the supervision of Gram Panchayat.
 - 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-B of GOMs.No.67 PR&RD, Dt.26-02-2002.
 - 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 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.
20. The layout owner / developer 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.
21. 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.
22. The corners of the sites at the junction of the streets should be splayed off as shown in the Draft 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 applicant shall register the proposed 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.
26. The Panchayath Secretary should ensure that the open space shall be developed by the applicant along with other developments as per the sanctioned DTLP before release of Final Layout.
27. Shall follow the condition mentioned in irrigation Noc issued vide Lr. No. EE/ID No. 1/SRD/DB/DEE(T)/AEE1/2220,dt:27.08.2024.
28. **The applicant is responsible for any legal/ownership issues arising from the court case (IA No.778/2016 on OS No. 173/2016).Layout permission may be revoked by Panchayath Secretary /DPO as required under rule (8) of G.O. Ms. No. 67 PRRD, dt: 26.02.2002 in case of any adverse court order pertaining to the mentioned litigation in future.**
29. The Panchayat Secretary to follow the above guidelines, while forwarding the Final Layout plan Proposed to DTCPO for onward conducting inspections as well as submission of feasibility report and also required to be asked to forward final layout plan layout plan proposals duly enclosing the following enclosures which are mandatory.
 - a. Copy of latest Encumbrance Certificate (EC) showing details of particulars before mortgage and after reconveyance deed i.e 15% of the plotted area of entire DTLP.
 - b. Copy of Registered gift Deed duly handing over the 10% open space and all the roads in the DTLP to the Gram Panchayath.


 REGIONAL DEPUTY DIRECTOR
 HYDERABAD. *24/6/2025*