

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,
Chandapur Gram Panchayat,
Sadasivpet Mandal
Sangareddy District

Lr. Rec. No. 319/2023/HRO/H1, Dt. 12.04.2023.

Sir,

Sub- Layout - Chandapur Gram Panchayat Sadasivpet Mandal -
Sangareddy District - Layout in Sy. Nos. 163/P, 164/P, 166/P & 167/P
- to an extent of Ac 4-25.5 Gts situated at Chandapur Gram Panchayat -
applied by Sri Yacha Navender and Smt. Sampathi Naga Pushpa -
Draft Technical Layout Pattern - Approved -Reg.

Ref:- 1. E. Panchayat No. 16470/1809.
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. 163/P, 164/P, 166/P & 167/P to an extent of Ac 4-25.5 Gts situated at Chandapur Gram Panchayat applied by Sri Yacha Navender and Smt. Sampathi Naga Pushpa 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. 29/2023/HRO/H1 with the following provisions.

1.	Total Layout area	: Ac 4-25.5 Gts	22445.5	Sq. Yds.
2.	Open space (10.00 %)	: Ac. 0-18.56 Gts	2246.36	Sq. Yds.
3.	Road area (29.03%)	: Ac. 1-13.85 Gts	6515.62	Sq. Yds.
4.	Plotted area (60.97%)	: Ac. 2-33.09 Gts	13683.52	Sq. Yds.
5.	Mortgage area (15.49%) (Plot Nos 09 to 16 & 21 to 24)		2120.29	Sq. Yds.
6.	No. of plots	: (71) 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 develop the layout as per the condition laid down and then execute the Registered mortgage of the plots 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.

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. 29/2023/HRO/H1
In triplicate with Annexure

Yours faithfully

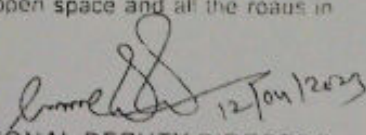
REGIONAL DEPUTY DIRECTOR

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, Sadasivpet for information.
4. The Layout Owner / Developer, Sri Yacha Navender and Smt. Sampathi Naga Pushpa.

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. 0-18.56 Gts (10.00%), roads area to an extent of Ac. 1-13.85 (29.03%) 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 issued vide Lr No.EE/ID.No.1/SRD/DB/AEE-2/2455,dt: 17.03.2023.
28. The Panchayath Secretary shall ensure that the buffer zone shall not be altered.
29. The Panchayat Secretary to follow the above guidelines, while forwarded 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


12/04/2023
REGIONAL DEPUTY DIRECTOR
HYDERABAD. 12/4/2023