

File No.DTCP-HT2/LP/2/2019-HYD Sec-DTCP

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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,
Mallikarjunagiri Gram Panchayat
Vikarabad District.

Lr.Roc.No.368/2019/H, Dt. 13-02-2019.

Sir,

Sub:- Layout – Mallikarjunagiri Grampanchayat, Marpally (M), Vikarabad District – Layout in Sy.Nos.70/P,71/P,72/P,73 and 76 to an extent of Ac.22.249 Cents at Mallikarjunagiri Gram Panchayat applied by Smt. Muthyalapati Pavithra w/o M.Arjun & Sri D.Sasikanth s/o D.Krishna Reddy – Draft Technical Layout Pattern - Approved - Reg.

Ref:- 1. Your Lr.No.Nil, Dt:13-11-2018
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. 70/P,71/P,72/P,73 and 76 to an extent of Ac.22.249 Cents at Mallikarjunagiri Gram Panchayat applied by Smt. Muthyalapati Pavithra w/o M.Arjun & Sri D.Sasikanth s/o D.Krishna Reddy have 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.30/2019/ H** with the following provisions.

| | | | | |
|----|--|---|------------------|---------------------|
| 1. | Layout area | : | Ac. 22.249 Cents | 107685.16. Sq. Yds. |
| 2. | open space (10.00 %) | : | Ac. 2.22 Cents | 10744.80 Sq. Yds. |
| 3. | Road area (33.25%) | : | Ac. 7.40 Cents | 35816.00 Sq. Yds. |
| 4. | Plotted area (56.75 %) | : | Ac. 12.629 Cents | 61124.36 Sq. Yds. |
| 5. | Mortgage area (15.44 %) (Plot Nos.177 to 224) | : | Ac. 1.95 Cents | 9438.00 Sq. Yds. |
| 6. | No. of plots | : | 311 | |

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 / developer to demarcate the layout on ground and then execute the mortgage of the plots in favour of Gram Panchayat along with details of fee & other charges to be paid.

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.

ANNEXURE - I

(Technical Layout Pattern TLP No. 30/2018/H)

1. 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. 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.
3. The owner of the site shall undertake the following works under the supervision of Executive Authority with the Surveyors after intimation of the layout approval by the Executive Authority.
 - 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.
 - ii) Construction of drains and channelization of Nalas for allowing storm water run-of. 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, 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:
 - a) Street lighting and Electricity charges;
 - b) Provision of sewerage disposal system and protected water supply system.
5. Applicant can deposit amount in cash or shall give bank guarantee as prescribed in Annexure-D or execute mortgage deed equivalent to estimated cost in the form prescribed in Annexure-F appended to these rules.
6. The applicant shall within ten (10) days, after receipt of communication, communicate to the Executive Authority of the Gram Panchayat, his agreement in form prescribed in Annexure-E appended to these rules with an additional non-returnable deposit of the sum equivalent to 5% of the provisional estimated cost of works to be executive by the Gram Panchayat.
7. The open space earmarked for public purpose (park / playground) in the layout shall be handed over to the Gram Panchayat through a registered Gift Deed at free of cost.
8. The sanction of Technical Layout Pattern does not confirm the ownership or alter the ownership of the land.
9. 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 approved layout plan. The corners of the sites at the junction of the streets should be splayed off as shown in the Technical Layout Pattern.
10. The issue of Technical Layout Pattern does not bar any acquisition for the public purpose whether by the Government or any public agency.

11. Every building site shown in the confirmed Technical Layout Pattern shall be utilized for construction of one dwelling house and no shop, godown or any building which is not ordinarily connected with dwelling shall be constructed in the site.
12. 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 and any future development without prior approval of Competent Authority not allowed.
13. The layout owner 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.
14. All house slugs 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.
15. The boundaries and such dimensions of site shall not be altered except with the previous approval of the Competent Authority.
16. 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 any other purpose so as to create hallow below the site therein.
17. No site shall be sold, leased or otherwise disposed off and no building shall be constructed in any site unless and until layout conditions are complied with.
18. The construction of the dwelling units shall be as per Building Rules issued in G.O.Ms.No.67, PR&RD Dept., dt.26-02-2002 and G.O.Ms.No.274, PR&RD Dept., dt.12-06-2007 and as amended by the Government from time to time.

Director of Town and
Country Planning.

Signature valid

Digitally signed by K. S. M. MU
VIDYADHAR
Date: 2017.05.18 12:18:53 IST
Reason: I am the author of this document.