



Sangareddy DISTRICT
APPROVAL FOR TENTATIVE LAYOUT PLAN

Application No. : 008892/LO/DTCP/3057/0020/2023**Date :** 03 January, 2024

Sub: ZAHEERABAD Municipality/Municipal Corporation , Sangareddy District - Tentative Layout Plan in Sy. Nos 104/P, 105/P, 107 AND 108/P to an extent of 19 Acer 3.94 Gts , situated at ZAHEERABAD Revenue Village, ZAHEERABAD Mandal, Sangareddy District, approved and issued - Reg.

Ref: 1. Your Application, dated: **04/08/2023**

2. Telangana Municipalities Act 2019,
3. G.O Ms.No.201 M.A, Dt: 16-11-2020
4. TSbPASS Act 2020 (Act 12 of 2020) Dt: 19-11-2020
5. G.O Ms.No.105 M.A., Dt: 05-07-2021
6. Mortgage Deed No. **10504** Dt: **13 December, 2023.**

With reference to the subject cited, it is to inform that, the proposal for Tentative Layout Plan submitted by **M/S GREEN VALLEY DEVELOPERS** has been examined in accordance GO. MS.No.105,M.A, Dt: 05-07-2021 and approved with Tentative LP No. **0013/LO/3057/2024** under section 172(5) of Telangana Municipalities Act, 2019. The provisions of Tentative Layout Plan are as follows:

Layout Extent / Area	19 Acer 3.94 Gts	92439 Sq. Yds
Area / Area reserved for Open space (Park) (9.08%)	1 Acer 29.4 Gts	8398 Sq. Yds
Site reserved for Social Infrastructure (2.59%)	0 Acer 19.79 Gts	2394 Sq. Yds
Site reserved for Utilities such as water reservoir,Septic tank/ Sewerage Treatment Plant, Electric transformer, Solid Waste Management etc., (1%)	0 Acer 7.66 Gts	927 Sq. Yds
Road Area (35.95%)	6 Acer 34.61 Gts	33228 Sq. Yds
Plotted Area (51.37%)	9 Acer 32.47 Gts	47489 Sq. Yds
Mortgage Area (17.48 %)of plotted area (From Plot No. 1,2,3,4,15,16,17,18,23,22,21,8,7,6,5,14,9,26,10,11,12,13	0 Acer 69 Gts	8349 Sq. Yds
No of plots	201 No's	

The applicant has paid an amount of Rs **26,81,453.00** vide receipt No. **TS/22929/2023, TS/22930/2023, TS/23008/2023** , dated **05 August, 2023, 05 August, 2023, 11 December, 2023** towards layout fee and scrutiny charges.

The applicant vide document Number **10504** , dated **13 December, 2023** has mortgaged the Plot No. **1,2,3,4,15,16,17,18,23,22,21,8,7,6,5,14,9,26,10,11,12,13,27,28** in the proposed layout in lieu of the compliance of the conditions of development of infrastructure, amenities and other works in the layout.

The approval for Tentative Layout Plan with residential Plots is issued subject to the following conditions:

1. The applicant shall carry out the entire infrastructure and amenities and other works. If the Tentative layout is not executed within the said period, the draft layout shall be invalid. On specific request from the applicant, the Commissioner may extend the validity of the layout for execution of works by (one) more year as per section 172 (7).
2. All roads shall be kept open for accessibility to the neighbouring sites and the layout owner / developer shall not construct any compound wall / fencing around the site.
3. Tentative layout plan now issued does not exempt the lands under reference from purview of Urban Land

Ceiling Act, 1976 / Agricultural Land Ceiling Act, 1973.

4. Tentative layout approval of developing the land shall not be used as proof of the title of the land.
5. The layout applicant shall be solely responsible for the development of layout and in no way Municipality / Municipal Corporation will take up development works.
6. The Deed of mortgage by conditions sale executed by the layout owner / developer in favour of Municipality / Municipal Corporation is purely a measure to ensure compliance of the conditions of development of infrastructure by the layout owner / developer and the Municipality / Municipal Corporation is no way accountable to the plot purchaser in the event of default by the layout owner / developer.
7. The layout applicant shall display a board at a prominent place in the above site showing the layout pattern with Tentative layout Plan number and with full details of the layout specifications and conditions to facilitate the public in the matter.
8. The Municipality/ Municipal Corporation shall not approve and release any building permission or allow any developments in the area under mortgage to Municipality/Municipal Corporation 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 Municipality/ Municipal Corporation and release of final layout.
9. If there is any mis-representation of the information furnished for obtaining the layout permission, the Tentative layout will be cancelled without issuing any notice under section 172 (15) of Telangana Municipalities Act 2019.
10. If there is any court case pending with Law, the layout owner / developer shall be responsible for settlement of the same.
11. The permission does not bar any public agency including Commissioner Municipality / Municipal Corporation to acquire the lands for any public purpose as per law.
12. No amalgamation or sub-division is permitted without permission of the District level TSbPASS committee.
13. The applicant of the layout project shall adhere to Rules & Regulations of other departments or Authority as applicable. In case the developers violate any condition as imposed in the proceedings of the Authorities, the layout permission becomes invalid.
14. If any disputes / litigations arise in future regarding the ownership of the land, schedule of the boundaries, etc., the applicant shall be responsible for the settlement of the same and District Level TSbPASS Committee or Commissioner **ZAHEERABAD Municipality/Municipal Corporation** Municipality / Municipal Corporation or its employees shall not be a party to any such dispute / litigations.
15. The District Level TSbPASS Committee or Commissioner **ZAHEERABAD Municipality/Municipal Corporation** Municipality / Municipal Corporation reserves the right to cancel the Tentative Layout Plan permission if it is found that permission is obtained by misrepresentation or by mistake of facts or incorrect boundary measurements, and the layout owner / developer shall be solely responsible for the same.
16. The layout applicant is solely responsible if any discrepancy / litigation in ownership documents arise in future and Municipality/ Municipal Corporation is not responsible for the same Approval of layout plans shall deemed to be cancelled and withdrawn without notice and action will be taken as per rules.
17. The applicant should hand over the open space area to an extent of **1 Aker 29.4 Gts (9.08 %)**, Utilities such as water reservoir, Septic tank/ Sewerage Treatment Plant, Electric transformer, Solid Waste Management etc to an extent of **0 Aker 7.66 Gts 1 %**), roads area to an extent of **6 Aker 34.61 Gts (35.95 %)** to the Municipality at free of cost by way of Registered Gift Deed before release of Tentative Layout from Municipality/ Municipal corporation, after collecting the necessary Layout fee, development charges and others fees as per the rules in force.
18. The layout development work consist 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 layout applicant shall undertake the following works under the supervision of Municipality / Municipal Corporation.
 - i. Levelling with suitable gradient and formation of all roads with sub-surface, Kerbstones, foot paths metalling of the carriage-way, side drains as per standard specifications in Annexure of GOMs.No. **105**

MA&UD, Dt. **5.7.2021**.

- 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/ Landscaping in public open spaces and construct rain water harvesting pits etc.
 - iv. Construction of Low-Height Compound Wall with Ornamental grill.
 - v. Street lighting and Electricity facilities with transformer.
 - vi. Provision of sewerage disposal system and protected water supply system.
 - vii. Overhead tank/sump with pneumatic pumping.
 - viii. Common Septic tank with standard specifications.
19. The applicant 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.
 20. The applicant shall construct Over Head tank / Sump and septic tank as case may be and also construct sufficient harvesting pits as per standards & specifications.
 21. Shops, business premises and industrial units, shall not be allowed anywhere in the area covered by the approved tentative layout except in the sites specially reserved for such proposals in the drat layout plan.
 22. The corners of the sites at the junction of the streets should be splayed off as shown in the Tentative 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 so as to prevent it from running into or stagnating on adjacent streets. It may be used for the watering of gardens.
 25. The Commissioner **ZAHEERABAD Municipality/Municipal Corporation** shall revoke any permission issued under these rules whenever it is found that there has been any false statement/misrepresentation of facts or wrong permission.
 26. The District Committee will verify the actual development of the ground as per section 172 (6).
 27. The applicant and the Licensed Technical Personnel shall be liable for punishment under section 177 & 180 of Act. False declaration, misrepresentation of facts, sale, and misuse of land/plots set apart for public purpose.
 28. The applicant shall register the proposed project under Telangana Real Estate (Regulation and Development) rules 2017, under the provisions of G.O. Ms. No. 202 MA dt: 31.07.2017 and shall submit the same while applying for Final Layout. The Final Layout proposals will not be considered if RERA Registration Certificate is not submitted.

Yours Faithfully



Name : COMMISSIONER ZAHEERABAD
Date: 01/03/2024 1:01:47 PM
Designation : Commissioner



To,
M/S GREEN VALLEY DEVELOPERS
S/o/D/o, W/o 1. SANJEEV KUMAR
GOLEVAR S/o. RAJALINGAM 2.
PATLOLLA SRIKANTH REDDY S/o.
SANIFFV REDDY

Commissioner

ZAHEERABAD Municipality/Municipal Corporation

Date : 03/01/2024

NOTE: This is computer generated letter, doesn't require any manual signatures.

