

GOVERNMENT OF TELANGANA

From
The Director of Town
and Country Planning,
640 A.C.Guards,
4th & 5th Floors,
HYDERABAD - 500 004.

To
The Panchayat Secretary,
Saduvally G.P,
Yadagirigutta Mandal
Yadadri-Bhuvanagiri District.

Lr.Roc.No.15760/1321/2022/H, Dt.10-01-2023.

Sir,

Sub:- Layout - Saduvally G.P, Yadagirigutta Mandal, Yadadri-Bhuvanagiri District - Layout in Sy.No. 284, 286, 287, 288, 289, 290, 291, 292, 293, 294 & 295 Parts, Saduvally G.P, Yadagirigutta Mandal Yadadri-Bhuvanagiri District to an extent of Ac. 33-27.6 Gts. (or) Ac. 33.69 Cents applied by 1) Bobbala Jyoshna W/o B. Dhamodhar Reddy, 2) Bobbala Praveen Kumar Reddy S/o B. Dhamodhar Reddy, 3) Bobbala Naveen Kumar Reddy S/o B. Dhamodhar Reddy - Draft Technical Layout Pattern - Approved - Reg.

Ref:- 1. Lr.e.p.No: 15760/1321 dt: 09.12.2022 of DTCP, Yadadri-Bhuvanagiri District
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. 284, 286, 287, 288, 289, 290, 291, 292, 293, 294 & 295 Parts, Saduvally G.P, Yadagirigutta Mandal Yadadri-Bhuvanagiri District to an extent of Ac. 33-27.6 Gts. (or) Ac. 33.69 Cents applied by 1) Bobbala Jyoshna W/o B. Dhamodhar Reddy, 2) Bobbala Praveen Kumar Reddy S/o B. Dhamodhar Reddy, 3) Bobbala Naveen Kumar Reddy S/o B. Dhamodhar Reddy 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.08 /2023/H with the following provisions.

	Acs - Cents	Sq.Yds
Layout area	33.69	163059.60
FTL & Buffer Area	3.850	18634.00
Net Layout Area	29.840	144425.60
Site area reserved for Open Space (Park) (10.00%)	2.984	14442.56
Roads area (28.83%)	8.603	41638.52
Plotted area (61.17%)	18.253	88344.52
Mortgage area (15.01%) On plotted area (From 167 to 240)	2.740	13261.60
No. of plots	450	

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.

The DTLP is considered subject to condition that:

1. The applicant shall furnish NOC from the Additional Collector (Revenue) as a water body is abutting to the site under reference while coming for final layout approval.

2. The applicant shall furnish NOC from Irrigation department for construction of culverts with their own cost while coming for final layout approval.

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. If the draft layout is not executed within the said period, shall become invalid.

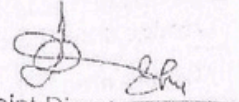
Encl: Draft-TLP.No.08/2023/H
In triplicate with Annexure

Yours faithfully,
Sd/- K.Vidyadhar
Director of Town and
Country Planning

Copy to:

1. The District Town and Country Planning Officer, Yadadri-Bhuvanagiri District for information.
2. The District Panchayat Officer, Yadadri-Bhuvanagiri District for information.
3. The Sub-Registrar, Yadadri-Bhuvanagiri District for information.
4. The Layout Owner 1) Bobbala Jyoshna W/o B. Dhamodhar Reddy, 2) Bobbala Praveen Kumar Reddy S/o B. Dhamodhar Reddy, 3) Bobbala Naveen Kumar Reddy S/o B. Dhamodhar Reddy.

//t.c.f.b.o//


Joint Director
10/01/2023
B101

