

GOVERNMENT OF TELANGANA

From
The Director of Town and
Country Planning,
Government of Telangana,
4th & 5th Floors, DT&CP Bhavan,
640-A.C. Guards, Opp: PTI Building,
HYDERABAD – 500 004.

To
The Panchayat Secretary,
Ghanpur Gram Panchayat
& Revenue Village,
Marpally Mandal,
Vikarabad District.

Lr.D.Dis.No.3309/1837/2023/e-Pachayat/H , dt. -12-2025

Sir,

Sub:- O/o. the DT&CP., T.S., Hyderabad – LAYOUT – Ghanpur G.P. – Proposed final layout in Sy.No.77/P & 78/P to an extent of Ac.29.32.92 Guntas situated at Ghanpur Village, Marpally (M) Vikarabad District applied by Sri. Katragadda Anil Kumar S/o K.Kishore Gopinath & Others - Proposal forwarded for Final Technical Layout Pattern - Approval – Regarding.

- Ref:-
1. e-P.No.3309/1837/ e-Panchayat of the GP, Ghanpur
 2. Circular Memo.No.1637/2018/P, dt.18-05-2018 and dt.19-05-2018 of the DT&CP., Govt. of T.S., Hyderabad.
 3. T/o.Lr.Roc.No.3309/1837/2023/e-Pachayat, dt. 07-07-2023 add. to the Ghanpur Gram Panchayat,
 - 4.Lr.Roc.No.94/2025/DTCPO/VKB, Dt.29-10-2025 of the DTCPO., Vikarabad District.
 5. Deed of Gift vide Doc.No.4785/2023, dt.28-08-2023
 6. Deed of Mortgage vide Document No.4784/2023, dt.28-08-2023.

The Layout proposal forwarded by you for approval of final Technical Layout Pattern in Sy.No.77/P & 78/P to an extent of Ac.29.32.92 Guntas situated at Ghanpur village, Marpally (M) Vikarabad District applied by Sri. Katragadda Anil Kumar S/o K.Kishore Gopinath & Others 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 the DT&CP vide reference 2nd cited, approved Technical Layout Pattern in **TLP.No159/2023/H** with the following provisions:

(Contd...2)

1.	Total Layout Area	:	Ac.29.823 Cents	144343.32 Sq.Yards
2.	Nala Buffer Area	:	Ac. 0.452 Cents	2187.68 Sq.Yards
3.	Net Layout Area	:	Ac.29.371 Cents	142155.64 Sq.Yards
4.	Site reserved for open space (Park) (10.00%)	:	Ac.2.937 Cents	14215.08 Sq.Yards
5.	Area of the Roads (32.04%)	:	Ac.9.409 Cents	45539.56 Sq.Yards
6.	Plotted Area (57.96%)	:	Ac.17.025 Cents	82401.00 Sq. Yards
7.	Total Number of Plots	:	375 NUMBERS. (Three Hundred and Seventy Five Only).	

The Layout Permission is sanctioned subject to the following conditions:-

1. That the Layout now issued does not exempt the lands under reference from the purview of the T.S. Agricultural Land Ceiling Act, 1973.
2. Necessary clearance from the Agriculture Land Ceiling Authorities should be obtained before putting the plots to residential use and also disposing the plots.
3. The roads, open spaces etc., have been taken over with registered deed and also confirmed by the Executive Authority vide reference 5th cited.
4. After handling over the open spaces etc., to the local body, Relinquishment of Mortgage Deed with reference to mortgaged plots was executed vide reference 7th cited.
5. Every building site shown in the sanctioned plan **Technical Layout Pattern No. 159/2023/H** shall be utilized for the construction of any Residential purpose. And No Shop, Godown/ Industry, or any other building which is not ordinarily connected with dwelling shall be constructed in the Site No. building shall be converted to any other than to which it has been permitted for.
6. Only detached dwelling usage designed for the occupation of a single family shall be built in a site and no site shall be altered or subdivide or otherwise utilized for the occupation of more than one family at any future date.
7. The individual building permission shall be considered for approval as per T.S. Building Rules-2012 as issued vide G.O.Ms.No.168 MA., dt.07-04-2012 and the amended rules issued by the Government from time to time.
8. No other building, other than a boundary wall or fence not exceeding two Mtrs. above the adjoining streets level, shall be built in space between the building lines and the boundary streets.
9. The boundaries and dimensions of sites shall not be altered except with the previous approval of the Director of Town and Country Planning, Hyderabad.
10. The amalgamation and sub division of plots shall not be done except with the previous approval from Technical Authority.

11. The corners of the sites at the junction of the streets should be splayed off as shown in the approved plan **Confirmed T.L.P.No.159/2023/H.**
12. In this layout which has been provided with water supply, sewerage and drainage disposal systems, street lighting rain water harvesting structure and other civic amenities, the local body shall ensure proper and effective maintenance of the said services and impose any further conditions for their usage and maintenance.
13. The Local authority shall ensure that the roads and open spaces which are provided with necessary plantation and greenery shall be maintained by the Local authority and there should not be encroachment at any point of time in future.
14. There will not be any revision of the Final Layout, since plots have been registered in favor of third parties.
15. This permission does not bar any public agency including **Executive Authority** to acquire the lands for any public purpose as per law.
16. If any dispute litigation arises in future, regarding the ownership of the land, site boundary etc., the applicant shall be responsible for the settlement of the same. **Executive Authority** or its employees shall not be party to any such dispute litigation.
17. The **Executive Authority** reserve the right to cancel the permission if it falls that permission obtained by framed misrepresentation or by mistake of facts.
18. The applicant is solely responsible for ownership land disputes/ boundary dispute/discrepancy/ encroachments/ litigations arise in future and executive authority shall not be responsible at any cost.
19. The applicant shall comply the terms and conditions and to adhere as imposed in the Final Layout proceedings of this office and layout rules and regulations.
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21. Except to the extent necessary for the excavation of foundation leveling or slopping of grounds, earth shall not be removed from site for building on for any other purpose so as to create follows or below site therein.
22. Shops business premises and industrial units, shall not be any constructed and wherein the area covered by approved layout except in the place specifically reserve for such proposals in approved layout plan.
23. The approval of the layout does not bar any acquisition for the public purpose

either by the Government or any public agency.

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24. The other general conditions are applicable.
25. Any Conditions laid by the authority are applicable.
26. If there is any court case is pending with law, the proposal is subject to outcome of any court orders and the applicant shall be responsible for settlement of the same.
27. The owner shall provide Rain water harvesting structures shall be provided as given in G.O.Ms.No.350 M.A., dated 09-06-2000.
28. The Applicant shall register the proposed project 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.
29. The Executive Authority shall collect valid RERA Certificate issued by Competent Authority from the Applicant before releasing the final layout.
30. The Executive Authority shall collect the Environment impact fee for total build up area @ 3/- per Sq.feet, if the built up area more than 10,000 Sq.feet towards Mines & Minerals (Development & Regulation) Act-1957 before releasing the Technical Approval plan in the strength of G.O.Ms.No.34 I&C (Mines-I)n Dept., dt.17-06-2015 & G.O.Ms.No.8 I&C (Mines-I) Dept., dt.24-02-2016. The environment impact fee is payable for the entire built-up area and it includes the area meant for parking and other allied services, which include pathway.
31. The Executive Authority shall ensure that a minimum safety distance (both vertical and horizontal) of 3m (10'-0") shall be maintained between the building and the high tension electricity lines while approving the individual residential building in the layout.
32. All internal roads of the layout should be kept open to provide access for neighbouring lands.
33. The Developer /the owner of the layout project and the Executive Authority shall ensure to adhere to the terms & conditions vide G.O.Ms.No.67, dated 26-02-2002 for building construction and approval.

Yours faithfully,

Director of Town and
Country Planning

Encl.:- TLP.No.159/2023/H

Copy to:

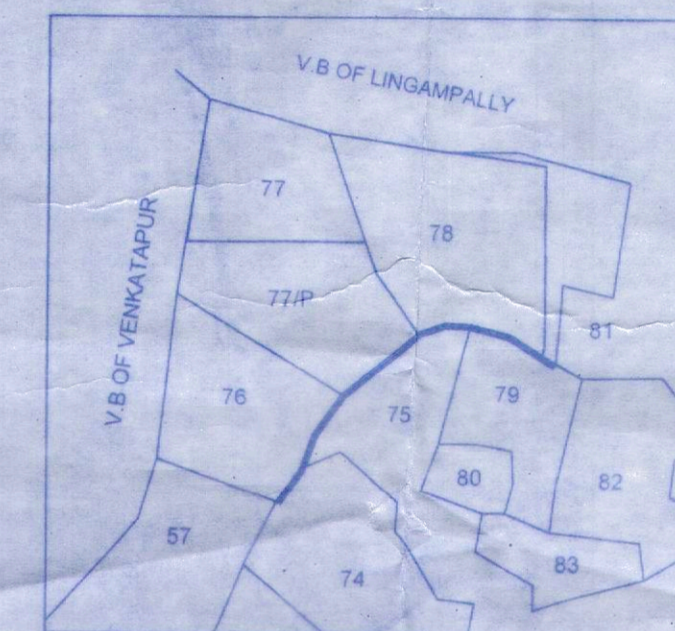
1. The Regnl. Dy. Director of Town & Country Planning, Hyderabad for information.
2. The Dist. Town & Country Planning Officer, Vikarabad Dist. for information.
3. The District Panchayat Officer, Vikarabad District for information.
4. The Sub Registrar, Stamps and Registration Department, Vikarabad for information.
5. The Layout Owner / Developer: M/s Sri. Putchakayala Srinivas Rao
S/o P.Venkata Rao & Others for information.

C.NO.: 3309 / 1837 / 2023 / H
 Ref.: Lr.No. 1170 OF PS, GHANPUR G.P.
 CONFIRMED T.L.P. No.159 /2023/H

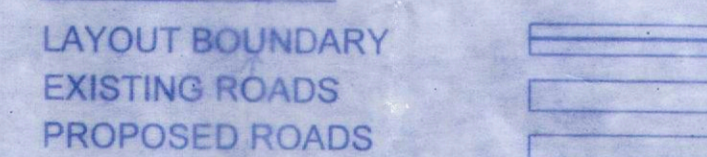


CAUTION:-
 THIS LAYOUT IS LEGALLY VALID ONLY ON ITS RELEASE/ APPROVAL BY THE CONCERNED GRAMPANCHAYAT UNDER SECTION 113(b) TELANGANA PANCHAYAT RAJ ACT 2018 (Act no 5 / 2018) AS COMMENCED WIDE G.O.Ms.No.22 PR & RD Dt.18-04-2018 AND UNDER RULE 11 (3)OF G.O.67 PR & RD. DT. 26-02-2002 ON FULLFILMENT OF ALL LAYOUT CONDITIONS. ANY TRANSACTIONS PRIOR TO THE ABOVE IS ILLEGAL.

EXTRACT OF VILLAGE MAP
 SITE U/R



REFERENCE:



AREA STATEMENT:

TOTAL LAYOUT AREA	AC 29,823 CENTS.	144343.32 SQ.YDS.
NALA BUFFER AREA	AC 0.452 CENTS.	2187.69 SQ.YDS.
NET LAYOUT AREA	AC 29,371 CENTS.	142155.64 SQ.YDS.
SITE RESERVED FOR OPEN SPACE (PARK) (10%)	AC 2,937 CENTS.	14215.08 SQ.YDS.
ROADS AREA (32.04%)	AC 9,409 CENTS.	46539.56 SQ.YDS.
PLOTTED AREA (57.96%)	AC 17,025 CENTS.	82401.00 SQ.YDS.
NO.OF PLOTS	375	

GHANPUR GRAM PANCHAYAT

TECHNICAL PLAN SHOWING THE LAYOUT PATTERN FOR RESIDENTIAL PLOTS, IN SY.NO.'S 77/P & 78/P AT GHANPUR GRAM PANCHAYT, MARPALLI MANDAL, VIKARABAD DISTRICT.

SCALE: 1"=100'-0"

[Signature]
 ADTP

[Signature]
 DDTP

[Signature]
 ADDITIONAL DIRECTOR

[Signature]
 DIRECTOR OF TOWN & COUNTRY PLANNING
 GOVERNMENT OF TELANGANA.

APPROVED
 T.L.P. NO. 353/2022/H