



OFFICE OF THE MUDA MANDAL: JADCHERLA DISTRICT
MAHABOONNAGAR

APPROVAL FOR TENTATIVE LAYOUT PLAN

To

M/s. SHUBHASRI DEVELOPERS
PRIVATE LIMITED
Rep/by SRI. TAMMA INDRASENA REDDY
AND OTHERS
8-13, SY NO 55, FLAT NO 403, SAI
JYOTHI RESIDENCY, HANUMAN NAGAR,
KHANAMMET, SERILINGAMPALLY,
RANGAREDDY.

TLP No

338615/LP/GP/
205278/0001/2023

Date

10-01-2024

Sub:

MUDA **Urban Development Authority** , Gollapally Grampanchayat, Jadcherla Mandal, Mahaboobnagar District - Tentative Layout Plan in Sy. Nos 42/part, 45/part, 46/part, 47, 48/part to an extent of Ac. 24.764 cents, situated at Gollapalle Revenue Village, approved and issued - Reg.

Ref:

1. Your Application **338615/LP/GP/205278/0001/2023**, dated: **10-01-2024**
2. G.O.Rt.No.356 MA&UD (Plg.I(2)) Department, dt.18-05-2018.
3. Telangana State building Permission and Self-certification System (TSbPASS) Act 2020 Dt: 19-11-2020.
4. G.O.Ms.No. 105, MA&UD, Dt. 05.07.2021
5. Mortgage Deed No. N/A Dt. N/A

With reference to the subject cited, it is to inform that, the proposal for Tentative Layout Plan submitted by **M/s. SHUBHASRI DEVELOPERS PRIVATE LIMITED** has been examined in accordance G.O.Ms.No. 105, MA&UD, Dt. 05.07.2021 & TS-bPASS Act.2020 and approved with Tentative LP No. **338615/LP/GP/205278/0001/2023**
The provisions of Tentative Layout Plan are as follows:

Layout Area	Ac 24.764 cents	119863.311 Sq.Yds
Area earmarked for open space (Park) (9.0096643230264250226700895%)	Ac2.231 cents	10799.282 Sq.Yds
Area earmarked for Utilities such as water reservoir, Septic tank/ Sewerage Treatment Plant, Electric transformer, Solid Waste Management etc.,	Ac0.27cents	1306.845 Sq.Yds

(1.0902796403438190479839585%)		
Area earmarked for Social Infrastructure (2.5468628268005159840096045%) with includes pharmacy, clinic, school, play school, creche, dispensary, convenient shops, which is saleable	Ac 0.631 cents	3052.754 Sq.Yds
Roads Area (27.4468530084166698596370231%)	Ac6.797 cents	32898.707 Sq.Yds
Plotted Area (59.9063402014125700856993244%)	Ac14.835 cents	71805.723 Sq.Yds
High School (in case of Layouts having Ac Gts. and above)	AcN/A cents	N/A Sq.Yds
Degree Collage (in case of Layouts having Ac cents. and above)	AcN/A cents	N/A Sq.Yds
Mortgage Area (11.3720133753528232243891848%)of plotted area (From Plot No 1 TO 36, 37 TO 46, 65 TO 74)Mortgage deed No. N/A	Ac 2.816 cents	13630.872 Sq.Yds
Total No. of plots in Layout	374.0	

The applicant has paid an amount of Rs 11027921.2 vide receipt No **order_NEYVjrSFQ4hKDQ**, dated. 22-10-2023 towards layout fee and other charges.

The applicant vide document Number **338615/LP/GP/205278/0001/2023**, dated. **N/A** has mortgaged the Plot No. **1 TO 36, 37 TO 46, 65 TO 74** 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 of Tentative Layout Plan (TLP) is issued subject to the following conditions:

1. The Applicant (Layout owner / Developer) shall carry out all the Infrastructure and amenities and other works within two years from the date of approval of Tentative Layout Plan as per TS-bPASS Act.2020.
2. All roads shall be opened for accessibility to the neighboring sites and the layout owner / developer shall not construct any compound wall / fencing around the site.
3. Tentative Layout Plan issued does not exempt the lands under reference from purview of Agricultural Land Ceiling Act, 1973.
4. Tentative Layout Plan approval shall not be used as proof of the title of the land.
5. The Deed of mortgage executed by the Applicant (Layout owner / Developer) in favour of Grmpanchayat is purely a measure to ensure compliance of the conditions of development of infrastructure and amenities and other works by the layout owner / developer and the Grampanchayat is no way accountable to the plot purchaser in the event of default by the layout owner / developer.

6. The mortgaged area will be released after the approval of Final layout within 21 days as under section 6(1)

of TS-bPASS Act.2020.

7. The Applicant shall display a board at a prominent place at the site showing the layout pattern with Tentative Layout Plan number (TLP.No.) and with full details of the layout provisions and conditions to facilitate the public in the matter.
8. The layout owner / developer is not permitted for any developments in the area which is mortgaged to Grampanchayat 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 area from Grampanchayat and obtains the Final Layout Plan
9. If there is any false statement or miss-representation of any material facts furnished for obtaining the layout permission, the Tentative Layout Plan will be revoked without issuing any notice under TS-bPASS Act.2020.
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 the Grampanchayat to acquire the lands for any public purpose as per law.
12. No amalgamation or subdivision 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 Vice Chairman or its employees shall not be a party to any such dispute / litigations.
15. The District Level TSbPASS Committee or Vice Chairman 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 applicant should hand over the developed open space area to an extent of Ac 2.231cents (9.0096643230264250226700895%), Social Infrastructure to an extent of Ac cents (2.5468628268005159840096045%), Utilities such as water reservoir, Septic tank/ Sewerage Treatment Plant, Electric transformer, Solid Waste Management etc to an extent of Ac 0.27 cents (1.0902796403438190479839585%), roads area to an extent of Ac 6.797 cents (27.4468530084166698596370231%) to Grampanchayat/Municipality/Municipal Corporation at free of cost by way of Registered Gift Deed before release of Final Layout from Executive Authority.
17. Applicant shall submit work completion certificate duly certified by Licensed Technical Person (LTP) for approval of Final Layout Plan.
18. The layout applicant shall undertake the following works under the supervision of 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 the standards.
 - 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 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.

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 Plan except in the sites specially reserved for such proposals in the Tentative 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 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. Any transaction involving land that is a part of earmarked open space or set apart for public purpose shall be illegal, and any owner or developer who sells or claims such land for any use shall be penalized and punished in the manner prescribed including imprisonment for period not exceeding 3 years, levy of penalty, demolition, or taking over or sealing of the property without any notice besides cancelling the licenses of License Technical Personnel (LTP) and forfeiting the mortgaged plots as per section 9 of TS-bPASS Act.2020.
26. 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

Additional Conditions:

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To
M/s. SHUBHASRI DEVELOPERS
PRIVATE LIMITED,
Rep/by SRI. TAMMA INDRASENA
REDDY AND OTHERS,
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JYOTHI RESIDENCY, HANUMAN



NAGAR, KHANAMMET,
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VICE CHAIRMAN
Pradeep Kumar VC
MUDA
Date: 10-01-2024
Time:03:51 pm

NOTE: This is a computer generated letter, and does not require any manual signatures.

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