OFFICE OF VIKARABAD MUNICIPALITY

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VIKARABAD (M), VIKARABAD (DT)

APPROVAL FOR TENTATIVE LAYOUT PLAN

Application No: **005397/VIKA/00014/SWDL/2025** Date: **16/12/2025**

Sub: **Vikarabad Municipality, Vikarabad** District - Layout Permission for Draft **Layout Open Plot** in Sy.Nos. **118/part, 119/part, 124/part and 126/part** situated at **Vikarabad** Village, **Vikarabad** Mandal, **Vikarabad** District, to an extent of **117688.82** Sq. Mt. belonging to **M/s DHRISHTI HOMES, KOLAN PROPERTIES, VBS BUILDERS ADN DEVELEOPERS** - Approval Accorded- Reg.

Ref: 1. Your Application, dated: **11/08/2025**

2. Telangana Municipalities Act 2019,

3. G.O Ms.No.201 M.A, Dt: 16-11-2020

4. TGbPASS 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. **7248/2025, Dt: 12/12/2025**

With reference to the subject cited, it is to inform that, the proposal for Tentative Layout Plan submitted by **M/s DHRISHTI HOMES, KOLAN PROPERTIES, VBS BUILDERS ADN DEVELEOPERS** has been examined in accordance GO. MS.No.105,M.A, Dt: 05-07-2021 and approved with Tentative LP No. **0010/VIKA/SWDL/2025** under section 172(5) of Telangana Municipalities Act, 2019. The provisions of Tentative Layout Plan are as follows:

	In Acres and Guntas	**In Square Yards**
Layout Extent / Area	29 acres and 3.26 guntas	140754.65
Area / Area reserved for Open space (Park)	2 acres and 36.69 guntas	14119.89
Site reserved for Social Infrastructure	0 acres and 33.76 guntas	4084.87
Site reserved for Utilities such as water reservoir, Septic tank/ Sewerage Treatment Plant, Electric transformer, Solid Waste Management etc.,	0 acres and 13.41 guntas	1622.71
Road Area	9 acres and 14.73 guntas	45342.98
Plotted Area	15 acres and 8.68 guntas	73651.01
No. of plots	364	

The applicant has paid an amount of vide receipt No. , dated **09/12/2025** towards layout fee and scrutiny charges.

The applicant vide document Number **7248/2025** , dated **12/12/2025** has mortgaged the Plot No. 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 owner/developer shall complete the infrastructure and amenities within in a period of 2 years from the date of tentative layout plan.
2. On specific request from the applicant, the commissioner may extend the time period by one more year for execution of works on payment of 20% of total fee paid at the time tentative layout approval.
3. If the owner/developer of the layout fails to execute the infrastructure and amenities with in time specified, the Commissioner shall execute the infrastructure and amenities and meet the expenses incurred for executing such works by selling the mortgaged plots. Further the owner or developer shall be black listed and shall not be allowed to undertake any further layout development work in entire state either individually or in partnership.
4. 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.
5. 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.
6. Tentative layout approval of developing the land shall not be used as proof of the title of the land.
7. The layout applicant shall be solely responsible for the development of layout and in no way Municipality / Municipal Corporation will take up development works.
8. 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.
9. 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.
10. 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.

11. 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.
12. If there is any court case pending with Law, the layout owner / developer shall be responsible for settlement of the same.
13. The permission does not bar any public agency including Commissioner Municipality / Municipal Corporation to acquire the lands for any public purpose as per law.
14. No amalgamation or sub-division is permitted without permission of the District level TGbPASS committee.
15. 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.
16. 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 TGbPASS Committee or Commissioner **Vikarabad Municipality** Municipality / Municipal Corporation / Gram Panchayat or its employees shall not be a party to any such dispute / litigations.
17. The District Level TGbPASS Committee or Commissioner **Vikarabad Municipality** Municipality / Municipal Corporation / Gram Panchayat 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.
18. The layout applicant is solely responsible if any discrepancy / litigation in ownership documents arise in future and Municipality/ Municipal Corporation / Gram Panchayat 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.
19. The applicant should hand over the open space area, Utilities area such as water reservoir, Septic tank/ Sewerage Treatment Plant, Electric transformer, Solid Waste Management etc, roads area, to the Municipality/ Municipal Corporation / Gram Panchayat , after collecting the necessary Layout fee, development charges and others fees as per the rules in force.

20. 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.

a. Levelling with suitable gradient and formation of all roads with proper sub-surface and camber, kerbed stones, metalling of the carriageway, side drains/gutters and central medians (for roads 18 mts and above).

b. Black topping or developing the carriageway with cement concrete (as per BIS Code of Practice) of all roads including the main approach road up to the nearest existing public road.
c. Development of drainage and channelization of nalas for allowing storm water runoff. These may be channelized in accordance with the drainage and width requirements and in such a way as to conserve or harvest the water in nearest water body or public open space, etc.
d. Undertake street lighting and electricity facilities.
e. Provision of independent sewerage disposal system and protected water supply system including OHT and pneumatic sumps. These shall be in exclusive area over and not part of the mandatory open spaces.
f. Undertake underground ducting of all utilities and services lines either under the footpaths or central median of the roads as the case may be with proper provisions at junctions and crossings, etc.
g. Undertake greenery in the Scheme/ layout including avenue plantation,in public open spaces as per norms prescribed with a view to enhancing the environmental quality.
h. Construction of low height compound wall with iron grill to the open spaces and handing over the open spaces to Urban local body at free of cost and through Registered Gift Deed."

1. 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.
2. 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.
3. 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.
4. The corners of the sites at the junction of the streets should be splayed off as shown in the Tentative Layout Plan.
5. 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.
6. 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.
7. The Commissioner **Vikarabad Municipality** 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.
8. The District Committee will verify the actual development of the ground as per section 172 (6).
9. 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.

10. 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.

Additional Conditions

1. The applicanr shall submit undertaking regarding dispute on ownership and the approavl is subject to outcome of any pending cases.

Yours Faithfully

Designation: Municipal Commissioner
16/12/2025 12:17:56
For Commissioner
Vikarabad Municipality

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