

GOVERNMENT OF TELANGANA
ABSTRACT

Municipal Administration and Urban Development-Telangana Municipal Land Development (Layout & Sub-division) Rules - 2021- Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (Plg.III) DEPARTMENT
G.O.Ms.No.105,

Dated: 05.07.2021
Read the following:

1. Telangana Municipalities Act, 2019 (Act No.11 of 2019)
2. TSbPASS Act, 2020 (Act., 12 of 2020)
&&&

ORDER:

Government vide Act No. 11 of 2019 enacted the Telangana Municipalities Act, 2019. Further Government vide Act No.12 of 2020 enacted Telangana State Building Permission Approval and Self- Certification System (TS-bPASS) Act 2020. In the above Acts, provisions are made for approval of Layouts in a transparent and time bound manner through on-line and strict enforcement against unauthorized developments. In pursuance of the same, for strict implementation of the various provisions related to Layout approval and enforcement, the Government of Telangana hereby issue the following Rules in exercise of the powers conferred by Section 172, 174, 175, 176, 177, 178, 180 and 238 of the Telangana Municipalities Act, 2019 (Act No. 11 of 2019) and Section 6 of TSbPASS Act., 2020 (Act., 12 of 2020).

Accordingly, the following notification shall be published in the Extra-Ordinary Issue of the Telangana Gazette.

NOTIFICATION

In exercise of the powers conferred by Section 172, 174, 175, 176, 177, 178, 180 and 238 of the Telangana Municipalities Act, 2019 (Act No. 11 of 2019) and Section 6 of TSbPASS Act., 2020 (Act., 12 of 2020) the Governor of Telangana hereby makes the following Rules: -

1. Short Title, Commencement and Applicability:

- (1) These Rules may be called "The Telangana Municipal Land Development (Layout & Sub-division) Rules - 2021".
- (2) These rules supersede the earlier rules issued in G.O.Ms.No.62 MA, dated 28-01-1970 and G.O.Ms.No.1095 MA dt:24-08-1965.
- (3) They shall come into force from the date of publication of notification in the Telangana Gazette.
- (4) These rules shall apply to
 - a) All land development through formation of layouts, sub-division of land into plots duly providing the infrastructure and other amenities,
 - b) To use of any land, where sub-division of land is undertaken and use of land is changed.
- (5) These Rules shall apply to all Municipalities and Municipal Corporations in the State except for GHMC and HMDA area.
- (6) All the existing rules, regulations, bye-laws, orders that are in conflict or in consistent with these rules shall stand modified to the extent of the provisions of these rules.

2. Definitions:

In these rules, unless the context otherwise requires, the definitions given below shall have the meaning indicated against each of them. The terms and expressions which are not defined in these rules shall have the same meaning as in the respective rules / regulations / bye-laws of the respective Municipalities & Municipal Corporations and the National Building Code, as the case may be.

- (1) "Act" means the Telangana Municipalities Act, 2019 / TSbPASS Act., 2020.
- (2) "Amenity" includes roads, streets, open spaces, Social Infrastructure, Common parking space, water supply, electric supply, street lighting, sewerage, drainage and other utilities including services and conveniences.
- (3) Social infrastructure means pharmacy, clinic, school, play school, creche, dispensary, convenient shops.
- (4) "Approach Road" means an existing public access formed on ground, a road, street, passage, village road, whether pucca or kutcha and gives way to the land or site or plot whether having an approved layout or not or whether belonging to private or Government or Municipalities & Municipal Corporations and over which public have a right of way whether a thoroughfare or not.
- (5) "Contour" means the form of the land, existing or proposed; a part of the topology, indicated by map lines at intervals as desired.
- (6) "Corner site" means a site at the junction of and fronting on two or more intersecting streets;
- (7) "Development" means the carrying out of building, engineering, mining, or other operations in, or over, or under land or water, or the making of any material change, in any building or land, or in the use of any building or land, and includes redevelopment and layout and sub-division of any land; and "to develop" shall be construed accordingly;
- (8) "Layout" means the laying out a parcel of land or lands into building plots with laying of roads/streets with formation, leveling, metalling or black topping or paving of the roads and footpaths, etc. and laying of the services such as water supply, drainage, street lighting, open spaces, avenue plantation. etc;
- (9) "Owner" means a person, group of persons, a Company, Trust, Registered Body, State or Central Government and its attached subordinate departments, Public or Private Undertakings or Corporations and the like, who has title for the property or in whose name the property stands registered in the Revenue Records;
- (10) "Licensed Technical Personnel" is an architect or Engineer or Town Planner or Structural engineer or Surveyor or any other technical person as prescribed to plan, design and supervise for carrying out layout development activities, and also to issue certificate of supervision of such development of land in Municipalities and Municipal Corporations.
- (11) "Master Plan / General Town Planning Scheme" / "Detailed Town Planning Scheme" / Local Area Plan means the a comprehensive plan showing therein the existing and proposed locations and general layout of (a) arterial streets and transportation lines, (b) Residential area, (c), Commercial areas, (d) Industrial areas, Education institutions, (f) Public parks, playgrounds, and other Recreational places.
- (12) "Open Space" means an area forming an integral part of layout and left for development of Parks for public purpose.

- (13) "Plot" means a continuous portion of land held in a single or joint ownership other than the land used, allotted, earmarked or set apart for any street, lane, passage, pathway, conservancy lane or for any other public purpose.
- (14) "Parking Space" means area reserved for parking of vehicles.
- (15) "Road/Street" means any access viz. highway, street, lane, pathway, alley or bridge, whether a thoroughfare or not, over which the public have right of passage.
- (16) "Road/Street width" means the whole extent of space within the boundaries of a road when applied to a new road / street as laid down in the city survey or development plan or prescribed road lines by any act of law and measured at right angles to the course or intended course of directions of such road;
- (17) "District Level Layout Approval Committee" is the Committee constituted by the Government as per the provisions of Telangana Municipalities Act 2019 and TSbPASS Act 2020.
- (18) "Competent Authority" means the Commissioner of the concerned Municipality / Municipal Corporation as the case may be.
- (19) "Underground / Overhead Tank" means underground / overhead water tank, constructed to store the water;
- (20) "Water Course / Nala" means a natural channel or an artificial one formed by draining or diversion of a natural channel meant for carrying storm and wastewater:

3. Application for Land Development / Layout Permission:

- (1) Every owner or developer or a corporate body of the Government or a private Corporate body who intends to make layout shall submit on online application, under sub-section (1) of section 172 of the Act.
- (2) Every such application shall bear the signature / e-signature of the owner/developer and Licensed Technical Personnel (LTP).
- (3) The online application shall be accompanied and uploaded (online) with the following particulars,
 - (a) Geo location plan showing the topo details of the land within a distance of 500 meters of the site indicating buildings, natural water courses, and any other permanent features which cannot be disturbed normally.
 - (b) Layout plan drawn to a scale of not less than (1:500) with the particulars mentioned below (to be uploaded in drawing format and pdf format)
 - (i) The boundaries of the land based on certified survey records duly indicating survey numbers.
 - (ii) Alignment and width of the existing and proposed roads
 - (iii) The proposed plot sizes and numbers
 - (iv) Land set apart in the layout for open space, social infrastructure and utilities and common parking space.
 - (v) Electric lines (high tension or low tension), major water supply lines, water bodies, nalas and sewers if any.,.
 - (vi) The contour plan.

4. Documents to be uploaded

- (1) Self -Certification Certificate on Rs. 100/- Non-Judicial stamp paper as prescribed in Appendix 'A'.
- (2) Online payment of initial permit fee of Rs. 10,000/-.
- (3) A self-attested copy of ownership documents of the site and the link Documents.
- (4) Latest Encumbrance Certificate (EC) issued by the Registration department.
- (5) Land Conversion Certificate (LCC) issued as per Telangana Non Agriculture Land Assessment Act 2006.
- (6) Extract of approved Master Plan / General Town Planning Scheme / Detailed Town Planning Scheme / Local area plan showing the site proposed for layout.
- (7) Extract of Revenue Village Map showing the proposed layout site..
- (8) NOCs (if already obtained) if the site is located within 200 Mts distance from the River/Lake/Pond/Cheruvu (or) Kunta or Nala and certified by the Irrigation Department not below the rank of Executive Engineer and Revenue Department not below the rank of Additional Collector / Joint Collector.
- (9) Agreement/ undertaking in the form prescribed in Appendix 'B'.
- (10) Prior Environmental Clearance (EC) from State Environmental Impact Assessment Authority (SEIAA), Ministry of Environment and Forests, Government of India in case of land Development having an extent 50 Hectares and above or as may be prescribed by the Government from time to time.

5. Approach road width and mandatory open spaces to be left in the Layout:

- (1) Minimum width of the 'approach road' to a layout shall be 18 Mts.
 In case the existing road width is less than 18 Mts, the applicants have to either form the 18 Mts road up to their site or alternatively
 - (i) they shall leave the land required for widening the existing road to 18 Mts from their site (equal on either side) and in addition
 - (ii) shall pay a road impact fee i.e. 100% development charges as additional charges towards road formation / improvement subject to a minimum of existing 9 Mts road width.
- (2) The above arrangement is applicable in following case:
 - (a) In cases where the layout has an approved Master plan road width of 18 Mts or more but the actual road width is less, the road impact fee will be 50% of the applicable category in para 5 (1) above.
 - (b) The above charges are over and above the regular development charges and the road impact fee shall be kept in a 'special escrow account' meant for road development to such layouts in order to utilise the said amount to meet the expenditure towards land acquisition for road formation and the actual road formation in due course of time.
- (3) The minimum width of the roads, carriage way shall be as indicated in the below Table

TABLE - I

Sl.No	Length of Road	Minimum width of the Road	Splay required	Minimum width of carriage way
1	2	3	4	5
1	Up to 300 Mts.	9 Mts.	3 Mts.	6 Mts.
2	Above 300 to 500 Mts.	12 Mts.	3 Mts.	8 Mts.
3	Above 500 Mts. to 1000 Mts.	18 Mts.	4.5 Mts.	11 Mts.
4	Above 1000 Mts.	24 Mts.	6 Mts.	15 Mts.

(4) Open Space: An extent of not less than 10% of the layout area shall be reserved for public purpose in following manner which shall be handed over to Municipality / Municipal Corporation through registered gift deed at the time of approval of tentative Layout only.

(a) 9 % for green space / lung space / parks / tree plantations.

(b) 1% for utilities such as water tank / sump, Septic tank/ Sewerage Treatment Plant, Electric transformer, Solid Waste Management, Garbage Bin & common parking area etc.,

(5) Social Infrastructure: 2.5 % of the total layout area shall be earmarked for Social Infrastructure for providing pharmacy, clinic, school, play school, creche, dispensary, convenient shops which is saleable by the layout owner and it shall be exclusively utilized for the above purposes only.

(6) Minimum Plot Area: 50 Sq. Mts.,

(7) Minimum Width of the Plot: 6.00 Mts.

(8) 15% of the plotted area shall be mortgaged to the Municipality / Municipal Corporation through a registered deed at the time of release of tentative layout approval and same shall be indicated in the proposed layout plan.

(9) In case of Layouts having extent Ac.50.00 and above, facilities such as Educational, Health, Commercial etc., are required to be provided additionally as prescribed in Appendix C.

6. Restrictions of Layout Development in the vicinity of certain areas:

(1) Water Bodies

(a) No approval shall be accorded for Land Development in the Full Tank Level (FTL) of water bodies like river, pond, cheruvu or kunta, nala.

(b) No building activity/ Land Development shall be carried out within distance specified below and same shall be developed as buffer zone

(i) 50m from the FTL boundary of the river as fixed and certified by the Irrigation Department and Revenue Department.

(ii) 30m from the FTL boundary of Lakes/Tanks/Kuntas of area 10 Hectares and

(iii) 9m from the FTL boundary of Lakes/ Tanks/Kuntas of area less than 10 Hectares

(iv) 9m from the defined boundary of Canal, Vagu, Nala, Storm Water Drain of width more than 10m.

(v) 2m from the defined boundary of Canal, Vagu, Nala, Storm Water Drain of width upto 10m.

(c) Unless and otherwise specified in the Master Plan/ Detailed Town Planning Scheme / Local Area Plan / Zonal development Plan.

(i) In case of (b) (i) & (ii) above, the buffer zone may be utilized for road of minimum 12m width, wherever feasible.

(ii) The above buffer zone to be left from defined FTL boundary may be reckoned as part of open space and not for setback requirements.

(2) Railways

In case of sites abutting to Railway property NOC from Railway Authorities need not to be insisted. However it will be the responsibility of the applicants to leave 30 mts buffer from the railway property as prescribed by the Railway Authority in their rules.

(3) Electrical Lines

(a) In case of sites in the vicinity of High Tension Electricity Transmission Lines besides taking other safety precautions, a minimum safety distance (both vertical and horizontal) of 3m shall be maintained between the building and the High Tension Electricity Lines and 1.5m shall be maintained between the building and the Low Tension Electricity Lines.

(b) In case of HT lines, the land below the tower line to the width of tower base shall be developed as green belt and on either side of green belt there shall be a minimum of 10m wide roads or as defined in the Master Plan shall be provided.

(c) Wherever the road is not feasible below the HT Line, green belt can be provided below the HT Line and this will be in addition to 10% open space to be provided as per the rules.

(4) Defence Establishments

In case of sites abutting to defence establishments, NOC from defence authorities need not be insisted. However, it will be the responsibility of the applicants to follow the applicable rules as prescribed by the defence authorities.

(5) Vicinity of Heritage Structures

(a) As per notified Archaeological Monuments and Ancient Sites and Remains Act, 1955 and Telangana Heritage Act, 2017 no development shall be allowed within a radius of 100 Mts. from the protected monument. Hence no plot shall be

(i) proposed within this distance.

(ii) Prior permission from National Monument Authority shall be obtained if the Site located within a distance of above 100 mts to 200 mts from the protected monuments.

(iii) Prior clearance / NOC from the concerned Competent Authority shall be obtained if the site is located within the vicinity of any notified Heritage Structure.

(6) Oil/Gas Pipelines

Prior clearance from Oil / Gas Authority shall be obtained if the Oil / Gas pipeline or Oil / Gas pipeline is abutting / passing through the site.

7. Approval of Tentative Layout:

- (1) The layout application shall be processed through the Self-Certification system wherein Layout Owner/Developer shall upload the information in online application along with all the documents specified in rule 3 & 4 and shall pay initial fee, through online system. The application shall be processed and layout approval shall be given within 21 days.
- (2) The Online application shall be examined and additional information, shortfalls or incompleteness or clarification required if any shall be informed to the applicant within **10** days of receipt of the application. The applicant shall comply with the shortfall notice within **7** days, failing which application will be auto closed.
- (3) Upon submission of additional documents / Plan as called for, the proposal shall be processed online and approved by District Collector. After approval by the District Collector, fee intimation letter by the Competent Authority shall be communicated to the applicant.
- (4) The applicant shall comply with the requirements as specified in the fee intimation letter along with payment of fee and submission of registered gift deed handing over the roads, opens paces (earmarked for green space / lung space / parks / tree plantations), area earmarked for utilities and mortgage deed mortgaging the 15% of plotted area within 30 days. If the fee is not paid within 30 days the applicant shall be allowed to pay the same within another 30 days on payment of 10% interest. Failure in payment of fee and submission of documents within stipulated time the application shall be auto closed.
- (5) Once the above stated registered gift deed and mortgage deed is submitted and fee paid same will be verified by the Municipal Commissioner and the tentative layout plan shall be communicated through online within 3 days to the layout owner / developer to carry out all the infrastructure and amenities as stipulated in Appendix D.

8. Conditions of Tentative Layout,

- (1) The owner/ developer shall complete the infrastructure and amenities within in a period of 2 years from the date of approval 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 within a 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.

9. Procedure for approval of tentative layout

Step-1: On submission of Layout application along with Self-Certification through online the Layout application shall be sent to site inspection officer, title / technical scrutiny officers (in online). The Additional Collector (Local Bodies) and District Collector will have a dashboard showing all the Layout applications received and their status.

Step-2: Site inspection will be done by District Committee as appointed by District Collectors within a period of 5 days.

Simultaneously, title and technical scrutiny will be done by Town Planning staff of concerned Municipality/ Municipal Corporation in case of layout sites up to Ac.10 / Director of Town Planning in case of sites of more than Ac.10

who shall give their technical remarks within 5 days to District Collector failing which it will be deemed to have been approved.

If there is a Water body/Nala/ Water course in the vicinity of the site within a distance of 200 mts for lakes / rivers and 50 mts for Nalas. Application shall be referred to Irrigation Department / Revenue Department for NOC / clearance. The Irrigation Department / Revenue Department shall examine and report either shortfall or NOC / clearance within 10 days.

Step-3: Basing on the site inspection report, title scrutiny report and technical remarks the District Collector will approve / reject the tentative layout or call for further information / shortfall as may be required within 7 days.

Step-4: In case of approval, Municipal Commissioner will issue fee intimation letter to the applicant within 3 days. If same is not issued within 3 days the fee letter will be auto generated through online and communicated to the applicant.

Rejection / Shortfall letter shall also be issued by Municipal Commissioner within 3 days.

After making the payment by the applicant and after uploading the registered gift deed handing over the roads, open spaces (earmarked for green space / lung space / parks / tree plantations) and area earmarked for utilities and 15% registered mortgage deed, the Municipal Commissioner will release the tentative layout within 3 days with a condition to complete the layout developments within 2 years. If same is not released within 3 days the tentative layout plan and proceedings will be auto generated through online and communicated to the applicant

10. Constitution of District Level Layout Committee for approval of final layouts.

District Level Layout Approval Committee for approval of final layouts in Municipalities / Municipal Corporations is constituted with the following officials:

i.	District Collector	:	Chairman
ii.	Additional Collector for Local bodies	:	Convener
iii.	Superintending Engineer / Executive Engineer R&B Department	:	Member
iv.	Superintending Engineer / Executive Engineer, Irrigation Department	:	Member
v.	Superintending Engineer / Executive Engineer, Panchayath Raj Department	:	Member
vi.	Any other officer as may be nominated by the District Collector	:	Member
vii.	District Town & Country Planning Officer (DTCPO) *	:	Member

* For this purpose, DTCPO shall be stationed at District Head Quarters and shall report to District Collector / Additional Collector (Local Bodies)

11. Approval of Final Layout

- (1) After completion of development of layout in all respects and complying with conditions imposed at the time of approval of Tentative Layout, the owner shall upload the online application along with the following enclosures for approval of final layout.

- (a) Layout plan as developed on the ground signed / e-signature by owner / developer and LTP.
 - (b) Online payment of final approval fee as applicable
 - (c) Self-Certification Certificate on Rs.100/- Non-Judicial Stamp Paper duly signed by the Owner / developer and LTP, declaring that layout has been executed on ground & developed as per norms as prescribed in Appendix E.
 - (d) Attested copy of registered mortgage deed.
 - (e) Certificate of Encumbrance on property one day prior to applying for final layout from the concerned Sub-Registrar, indicating that the area under mortgage is not sold to any other persons and vests with the concerned Municipality / Municipal Corporation.
 - (f) Geo Location Plan of layout and open spaces.
 - (g) Photographs showing the developmental works taken up in the layout clearly indicating date.
- (2) The Member Convener of District Level Layout Committee shall consolidate all such applications and place before the District Level Layout Committee.
 - (3) The District Collector shall get the layout site inspected through District Level Layout Committee to verify the actual development and implementation of the layout and whether it is in conformity with the tentative layout approval.
 - (4) If the layout is developed in all aspects and as per the standards, then the District Layout Approval Committee headed by District Collector shall approve the final layout.

12. Release of final layout plan and mortgaged plots.

After approval of final layout by the District Collector, the final layout plans and proceedings shall be released by the Municipal Commissioner within 3 days. If the same is not released within 3 days the final layout plan and proceedings will be auto generated through online and communicated to the applicant. The mortgaged plots shall be released to the layout owner / developer within 21 days from date of approval of final layout.

13. Revocation of permission

The Municipal Commissioner may revoke any permission issued under these rules whenever it is found that there has been any false statement or permission was obtained by misrepresentation of facts.

14. Modifications during development of layout:

During the execution of layout, if any deviation is made from the tentative approved layout the layout owner / developer shall obtain revised layout approval and once the final layout is approved, no modifications or revision of layout is allowed.

15. User Charges:

The applicants shall pay the user charges @ Rs.2 per Sq.Mt of total site area at the time of approval of tentative layout and these charges are subject to revision by the Government from time to time. The user charges so collected shall be accrued in an escrow account, to be maintained by the State Level Nodal Agency and will be

used for meeting the expenses for implementation of TSbPASS. The other fees and charges shall be directly transferred online to the concerned Municipality / Municipal Corporation / Line Departments.

16. Penalties,

- (1) Compliance with the self-certification lies with the Owner, Applicant and Licensed Technical Personnel.
- (2) False declaration, misrepresentation of facts, sale, misuse of land/plots set apart for public purpose the applicant and the Licensed Technical Personnel shall be liable for punishment under section 177 & 180 of Act.
- (3) In case layout was obtained by making a false statement or misrepresentation of any material facts, the Commissioner shall revoke the layout permission.

17. Blacklisting the layout owner/developer:

If layout Owner/Developer fails to execute the required works as mentioned in Appendix 'D' within a stipulated period, the Municipal Commissioner shall take action as per sub-section (8) of Section 172 of Telangana Municipalities Act, 2019 for executing such works by selling mortgaged plots. The Municipal Commissioner shall also Black list the layout Owner / Developer.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

ARVIND KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner and Director, Printing, Stationery and Stores Purchase Telangana Hyderabad (in duplicate, with a request to publish the Notification in the Extraordinary Gazette of Telangana dated:12.07.2021, and furnish 200 copies to Government)
The Director of Municipal Administration, Hyderabad, Telangana State.
The Director of Town and Country Planning, Telangana. Hyderabad
The Commissioner, Panchayat Raj Department
The Commissioner and Inspector General of Registration and Stamps, Hyderabad
The Vice Chairmen of all Urban Development Authorities in the State
The Commissioners of all Municipal Corporations/ Municipalities in the State of Telangana - through CDMA.
All District Collectors
The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.
The Commissioner, Greater Hyderabad Municipal Corporation.
All Departments of Secretariat
All Heads of Department.
The Chairperson, Telangana Transco.
The Managing Director, H.M.W.S&S.B, Hyderabad.
The Engineer in Chief (Public Health) Hyderabad.
The Managing Director, Telangana Housing Board.
The Law (A) Dept.,

Copy to:

The Principal Secretary (N) to Chief Minister.
The P.S. to Chief Secretary to Government
The OSD to Minister(MA & UD Department).
The OSD to Minister (PR & RD Department)
S.F/S.C

//FORWARDED ::BY:: ORDER//



SECTION OFFICER

8/11

APPENDIX – A
To be submitted on Rs. 100/- Non-Judicial Stamp Paper

SELF CERTIFICATE BY LAND OWNER / DEVELOPER & LTP AT THE TIME OF TENTATIVE LAYOUT PLAN
<p>I / We, _____ S/o. _____ Aged _____ Years, Residing at _____, Municipality/Municipal Corporation _____ District who is the Owner / Developer for layout approval to an extent of _____ situated in Sy.No. _____ of _____ Revenue Village of _____ Municipality / Municipal Corporation do hereby give the following undertaking:</p> <p>I / We certify that the particulars furnished in online application Form under DPMS are true, correct and complete to the best of my /our knowledge and undertake to adhere to the declarations made there under.</p> <p>I / We hereby specifically confirm that I/ We are fully aware of the provisions of Telangana Municipalities Act 2019, Telangana Building Permission Approval & Self-Certification System (TSbPASS) Act 2020 and Telangana Municipal Land Development (Layout & Sub-division) Rules - 2021 as mentioned vide G.O.Ms.No.105, Dated: 05.07.2021 and it's time to time amendments etc., /Zoning Regulations of approved Master Plan _____ of Municipality / Municipal Corporation, from which Layout approvals/clearances are requested and undertake to strictly comply with all the provisions of Telangana Municipalities Act 2019 Telangana Building Permission Approval & Self-Certification System (TSbPASS) 2020 and Telangana Municipal Land Development (Layout & Sub-division) Rules - 2021 as applicable to my / our proposed layout approval.</p> <p>I / We also hereby categorically certify that in the event of any misrepresentation or false statements or any encroachment into Government lands / Municipal lands or under takes any constructions or development of any law in contravention of the statutory Master Plan or without permission, approval or sanction or in contravention of any condition subject to which such permission, approval or sanction has been granted under Self Certified System through online under TSbPASS or failing to comply with the requirements / conditions of the Telangana Municipalities Act - 2019 Telangana Building Permission Approval & Self-Certification System (TSbPASS) Act 2020 and Telangana Municipal Land Development (Layout & Sub-division) Rules - 2021 / Zoning Regulations or any conditions that may be required to be fulfilled by any authority in connection with our present application, the same shall result in withdrawal / cancellation of the Layout approval and further I / We will make us liable for legal action as specified under the Telangana Municipalities Act – 2019/ Telangana Building Permission Approval & Self-Certification System (TS-bPASS) Act 2020 and Telangana Municipal Land Development (Layout & Sub-division) Rules – 2021 / layout Rules / Zonal Regulations, I / We shall be made directly liable for penal action as proposed under Section 172 of Telangana Municipalities Act-2019 and sub-section 5 of section 6 of TSbPASS Act 2020 any other Law in force also if the particulars furnished are found to be false / incorrect or incomplete and on my / our failure to adhere to the declarations made.</p>

5. I / We also certify that I / We take complete responsibility and liability against any losses to personal or public property caused due to wrong certification by my / our and further confirm that the same shall be liable to be borne by me / our unconditionally.
6. I / We hereby certify that our proposed site do not fall in any of the banned / restricted area / category as notified by both the _____ Municipality / Municipal Corporation and State Governments.
7. I / We hereby certify that our proposed site complies with the time to time guidelines in respect of layout Rules and Zoning Regulations of such approved Master Plan of Municipality / Municipal Corporation.
8. I / We here by certify that the site is not located in the vicinity of Oil/Gas Pipeline/Mission Bhagheeratha Pipe Line/notified major or minor water bodies etc.,
9. I / We here by certify that site is not located within 500 mts distance from the boundary of Defence Area/ Military Airport.
- 10.I/ We here by certify that site is not located within a distance up to 100 mts from protected monuments as notified under Archaeological monuments and Ancient sites and Remains Act 1955 or guidelines as issued by the nation monument authority.
11. I / We here by certify that site is not located within a radius of 100 mts from the notified religious structure or time to time notification of the State Government.
- 12.I / We here by certify that the site is not falling within 30 mts from the Railway boundary line.
13. I / We here by certify that the site is not falling within 100 mts from Heritage Sites.

1	Name of the Owner / Developer	
	Address	
	Phone:	
	Signature of the Owner / Developer	
2	Name of LTP	
	Licensed No. & Date	
	Phone No.	
	Signature of LTP	

APPENDIX 'B'
Under Taking

I Sri/Smt _____ hereby undertake that I have made an application under Section 172 (1) of the Telangana Municipalities Act, 2019 / under section 6(1) of Telangana Building Permission Approval & Self-Certification System (TSbPASS) Act 2020 and Telangana Municipal Land Development (Layout & Sub-division) Rules – 2021 indicating my intention to make layout and form new private streets or roads and dispose of sites for plotting of the land situated at _____ under Survey No _____ of _____ Municipality/Municipal Corporation.

2. Whereupon the Commissioner may agree to grant permission for making private streets and roads and sites for construction of buildings on the aforesaid land with condition that the applicant shall carry out infrastructural works such as entire drainage work, erection of water supply mains and street lighting, water bound macadam roads, underground drainage, parking, Ornamental Compound wall for open space shall be completed within 2 years from the date of approval of layout as per the specifications given by the Municipal Commissioner.
3. That I/we will mortgage 15% of plotted area in favour of the Municipality / Municipal Corporation under a registered mortgage deed.
4. That I/we do hereby bind to fulfill the said conditions imposed by the Municipality/ Municipal corporation within a period of two (2) years from the date of sanction of layout, failing which the Municipality will be entitled to withhold the sale of plots and the grant of permission for the construction of house under the relevant provisions of the Telangana Municipalities Act, 2019 and TSbPASS Act 2020, or any other enactment for the time being in force. In case failure to comply with the condition within the stipulated period the Municipality/ Municipal corporation is empowered to take action as per sub section (8) of Section 172 of the Telangana Municipal Act, 2019 and sub-section 5 section 6 of TSbPASS Act 2020 and get the works completed.

Signature of the applicant.

APPENDIX - C

Requirement of facilities for layouts having extent Ac 50.00 and above

Sl. N	Type of Facility	Sub-Type	Layout Area	Scale	Minimum Area required
1	2	3	4	5	6
1	Educational	Nursery School	Above 50 Acres	1 for 2500 population	0.08. Ha
		Primary School	Above 50 Acres	1 for 5000 Population	0.4 to 0.6 Ha
		High School	Above 75 Acres	1 for 7500 Population	1.8 to 2.0 Ha
		Degree College	Above 250 Acres	1 for 80000 to 125000 Population	5 to 6 Ha
2	Health	General Hospital	Above 150 Acres	1 for every 15000 population	0.08 ha to 0.12 ha
				1 for 1 lakh population	0.6ha to 2.7ha (80 to 200 beds) and 0.4 to 1.0 for Residential Accommodation
				1 for 250000 population	4 Ha for 500 beds and 2Ha for Residential Accommodation
3	Commercial facilities	Shops	Above 50 Acres	1 for every 5000 population	0.15 Ha or 1500Sqm
				1 for every 15000 Population	0.46 Ha or 4600Sqm
				1 for every 100000 population	5.0 Ha
4	Communication facilities and Essential Service	Sub-Post Office, Post and Tele-Graphic Office-cum-Delivery and booking Telephone Exchange for 1000 Lines		1 for 100000 population	40 Sq. Mts.
				1 for every 1,00,000 population	1.0 Ha
		Electrical sub-Station.		1 in all Shopping centre 11 kV sub-station. 1 for 15000 population	12X12 m 0.8 Ha 0.05 Ha Or 500 Sqm
		Police Station		Police station. 1 for every 90000 population	1.50 Ha
		Police Post		1 for every 40000 to 50000 population	0.16 Ha
		Fire Station		1 for every 200 000 population or 1 within 5 to 7 km radius	1.0 Ha Area inclusive of residential accommodation
5	Social and Cultural facilities	Religious building		1 for every 5,000 population	0.04 Ha (shall be at 60 Mts. away from the Junctions)
		Community hall, /Kalyana Mandapam/Convention Center/library .		1 for every 15,000 population	0.2 Ha Or 2000 Sqm
6	Divisional Sports Centre			1 for 10,00,000 Population	20.00 Ha
7	District Sports Centre			1 for 1,00,000 Population	0.80 Ha
8	Solid waste Management	Transfer station and Waste segregation Place		1000 Sq yds for 10,000 Population	Ac 0.20 Gts.

APPENDIX 'D'**Layout development works and infrastructure facilities:**

- 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 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.

APPENDIX 'E'**Self-Certification for Final Layout****(To be submitted on Rs. 100/- Non-Judicial Stamp Paper)**

SELF CERTIFICATE BY LAND OWNER / DEVELOPER & L T P FOR FINAL LAYOUT PLAN		
<p>I / We, Sri/Smt.....(Owner / Developer).....has applied for approval of final layout permission under sub-section (11) of section 172 of the Telangana Municipalities Act , 2019 and sub-section (4) of section 6 of TSbPASS Act 2020, for site situated at Survey No._____, of _____ (V) _____, _____ Municipality/Municipal corporation.</p> <p>I / We, have filled the information in online and uploaded the documents as prescribed in rule 11.</p> <p>I / We, declare that the information filled and furnished is correct/True. The District Level Committee may process and approve the Final Layout Permission. In case of false declaration of self-certification given by me / us, I / We, will be personally held responsible.</p> <p>Action may be taken as per section 177 of the Telangana Municipalities Act 2019 and as per section 9 of TSbPASS Act 2020.</p>		
1	Name of the Owner / Developer	
	Address	
	Phone:	
	Signature of the Owner / Developer	
2	Name of LTP	
	Licensed No. & Date	
	Phone No.	
	Signature of LTP	