

GOVERNMENT OF TELANGANA
ABSTRACT

Municipal Administration & Urban Development Department - Telangana Regularization of Unapproved and Illegal Layout Rules, 2019 for the Grampanchayat areas falling in 4 newly constituted UDAs namely Satavahana Urban Development Authority, Kareemnagar ; Nizamabad Urban Development Authority, Nizamabad; Stambadri Urban Development Authority, Khammam and Siddipet Urban Development Authority, Siddipet newly constituted Municipalities - Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (PIg.III) DEPARTMENT

G.O.Ms. No.265

Dated: 08.11.2019

Read the following:-

- (1) G.O.Ms.No.151 MA Dated: 02.11.2015
- (2) G.O.Ms.No.251 MA Dated: 14.10.2019
- (3) G.O.Ms.No.261 MA Dated: 29.10.2019

ORDER

In the G.O 1st read above “Telangana Regularization of unapproved and illegal layout Rules, 2015 “ were issued for regularization of plots in unauthorized layouts where the plots have been sold by registered sale deed on or before 28.10.2015. These Rules were applicable to Hyderabad Metropolitan Development Authority, Kakatiya Urban Development Authority and Basara Urban Development Authority, Municipal Corporations, Municipalities and Gram Panchayats falling in the Master Plan limits in the State of Telangana. In pursuance of the said rules large number of applications were received by the HMDA / UDAs, / Municipal Corporations / Municipalities and same were considered for regularization by following the norms prescribed in the said rules.

2. And whereas, after issue of above orders, Government have constituted 4 new Urban Development Authorities viz., Satavahana Urban Development Authority, Kareemnagar ; Nizamadabad Urban Development Authority, Nizamabad ; Stambadri Urban Development Authority, Khammam and Siddipet Urban Development Authority, Siddipet and there have been requests from general public and these new UDAs to extend the above Rules to the Grampanchayat areas falling in these UDAs.

3. Government after careful examination of the matter hereby issue the Rules for Regularization of Unapproved and Illegal Layouts in the Grampanchayat areas falling within the jurisdiction of above 4 newly constituted Urban Development Authorities.

4. Accordingly, the following notification shall be published in an Extraordinary issue of Telangana Gazette dated: **11.11.2019**

NOTIFICATION

In exercise of powers conferred under Section 44 (2) (v) of the Town Planning Act, 1920 and Section 46 (A) of Telangana Urban Areas (Development) Act 1975 the Government of Telangana hereby makes the following rules namely;

- 1 (a) These Rules may be called “Telangana Regularization of unapproved and Illegal layout Rules, 2019 for the Grampanchayat areas falling in 4 newly constituted UDAs namely Satavahana Urban Development Authority, Kareemnagar ; Nizamadabad Urban Development Authority, Nizamabad ; Stambadri Urban Development Authority, Khammam and Siddipet Urban Development Authority, Siddipet (list of GPs given in Annexure).
- (b) It shall be deemed to have come in to force with effect from **08.11.2019**

2. Applicability:

- a) These Rules shall be applicable to Grampanchayat areas falling in 4 newly constituted UDAs namely Satavahana Urban Development Authority, Kareemnagar ; Nizamadabad Urban Development Authority, Nizamabad ; Stambadri Urban Development Authority, Khammam and Siddipet Urban Development Authority, Siddipet.

Contd...2

- b) These Rules and conditions herein shall be applicable to all existing unapproved sub-division of plots, existing unapproved layouts or ventures promoted by land owners/ private developers/ firms/ companies/ property developers / Societies where the plots have been sold by registered sale deed on or before **30.03.2018**
- c) These Rules are only intended for regulating the unplanned development and shall be applicable to all unapproved layout areas which have clearance from the competent authorities under the Urban Land Ceiling and Regulation Act 1976, AP Land Reforms (Ceiling on Agricultural Holdings) Act, 1973 wherever required and which have not been entered in the Prohibitory Register of lands maintained by the Revenue Department. The Regularization measure would not absolve the plots or layout from the application of Land ceiling Laws, land disputes or claims over title, boundary disputes, etc. In respect of assigned lands, prior clearance from the District Collector shall be obtained.
- d) In the event of only some plot holders coming forward for regularization in an unapproved layout, the layout pattern as approved by the competent authority shall be applicable to the entire layout area. The local authority shall be responsible for enforcing such approved layout pattern.

3. Definitions:

- (a) **“unapproved/illegal layout”** means sub-division of land into plots with or without developed roads, open spaces and amenities and without the approval of the competent authority.
- (b) **“Competent Authority”** means

the Director of Town and Country Planning, Hyderabad (through Chief Planning Officer of concerned UDA)
- (c) **“Minimum standards of layout development”** means the standards of facilities and amenities as prescribed by the Competent Authority in approving such unapproved layouts
 - (i) **“Minimum standards of layout norms”** means the standards of layout norms and pattern as prescribed by the competent authority in approving such unapproved layouts
 - (ii) **“Plot holder”** means a person on whose name the plot is registered with a registered sale deed executed on or before **30.03.2018**

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 local authorities and as defined in the National Building Code or relevant Acts as the case may be, unless the context otherwise requires.

4. Cut-off date for considering regularization of unapproved layouts:

Only those unapproved layouts and sub-division of plots with registered sale deed / title deed existing as on **30.03.2018** shall be considered for regularization under these rules. As proof and evidence, the plot holder/Land owner/ Association/ Society/Colony developer is required to furnish copies of the sale deed/title deed. Agreement of sale or General Power of Attorney shall not be considered as evidence.

5. RESTRICTIONS ON APPROVAL IN VICINITY OF CERTAIN AREAS:

- (a) No layout/development activity shall be allowed in the bed of water bodies like river, or nala, and in the Full Tank Level (FTL) of any lake, pond, cheruvu or kunta and in shikam lands.
- (b) The above water bodies and courses shall be maintained as recreational/Green buffer zone, and no layout development activity other than recreational use shall be carried out within:
 - (i) 30 m from the boundary of river course/ Lakes of area of 10 Ha and above;

- (ii) 9 m from the boundary of lakes of area less than 10 Ha/ kuntas/shikam lands;
 - (iii) 9 m from the boundaries of Canal, Vagu, etc.
 - (iv) 2 m from the defined boundary of Nala
- (c) Unless and otherwise stated, the area and the Full Tank Level (FTL) of a lake/kunta shall be reckoned as per the Master Plan/Revenue Records/Irrigation records.
- (d) Unless and otherwise specified in the Master Plan/Zonal Development Plan,
- (i) In case of (b) (i) above, in addition to development of recreational/green belt along the foreshores, a ring road or promenade of minimum 12m width may be developed, wherever feasible.
 - (ii) The above greenery/landscaping and development shall conform to the guidelines and provisions of the National Building Code of India, 2005.
- (e) For layout development activity within the restricted zone near the airport or within 500 m distance from the boundary of Defense areas/ Military establishments, necessary clearance from the concerned Airport Authority/ Defense Authority shall be obtained.
- (f) In case of sites in the vicinity of oil/gas pipelines, clear distance and other stipulations of the respective authority shall be complied with..
- (g) No approval shall be considered in sites which are earmarked for Industrial Use Zone/Recreational Use Zone/Water Body/Open space use in notified Master Plans/Zonal Development Plans.
- (h) Open Spaces earmarked in any approved layout shall not be considered for regularization under these Rules.

6. Compulsory Application for Regularization

It shall be compulsory for all plot owners in unapproved layouts to file an application in the prescribed format for regularization of the plot/layout before the concerned Municipality to apply for regulation for plots having registered sale deed executed on or before **30.03.2018** within **90 days** from the date of notification of these Rules duly enclosing the following documents:

- (a) Copy of registered sale deed/title deed executed on or before **30.03.2018** duly attested by a Gazetted officer.
- (b) Location Plan
- (c) Detailed Layout Plan drawn to scale showing plotted area, open area, area under roads and the plot/ plots applied for regulation.
- (ii) (i) Urban land Ceiling Clearance Certificate in case the site is covered by 10(6) of ULC Act or
- (iii) ULC Regularization order from Government issued under G.O.Ms.No.455 and 456 Revenue dt. 29-7-2002 if any.
- (d) Indemnity Bond in the format prescribed
- (e) NOC from Defense Authority/Airport Authority of India (wherever applicable)
- (f) Any other document as required by the Competent Authority.

Application for regularization of unapproved layout and subdivision of plots can also be made by a society/association/colony developer representing the plot owners in unapproved layout. In such cases the said association/colony developer representing the plot owners in unapproved layout, shall be wholly and severally responsible for undertaking the deficiencies in such unapproved layouts, undertaking to comply with the conditions and pay the requisite fees and charges as prescribed in these rules to the competent authority. The society/association/colony developer representing the plot owners in unapproved layout shall select any of the three members among themselves called "Resource persons" who would be responsible for all dealings on behalf of the society/association/colony developer representing the plot owners in an unapproved layout.

7. In cases where an application is received in a site that is contrary to the land use stipulated in the statutory plan, the competent authority shall have the power of approving the case except those specified in rule 5 above by levying the necessary conversion charges.

8. Payment of Regularization charges / Pro-rata open space charges

(a) The applicant shall pay the fees and charges as detailed below:

(i) Basic regularization charges which are inclusive of betterment charges, development charges and layout scrutiny charges, penalty and other charges, at the following rates:

TABLE - I

BASIC REGULARISATION CHARGES

| Plot Area in Sq. mt | Basic Regularization Charges Rs per Sq. mt |
|---------------------|---|
| Less than 100 | 200 |
| 101 to 300 | 400 |
| 301 to 500 | 600 |
| Above 500 | 750 |
| Slums | 5 (irrespective of plot area and land value) |

The actual regularization charges will be the percentage of basic regularization charges and shall be calculated based on the land value prevailing as on **30.03.2018** as given below.

TABLE - II

REGULARISATION CHARGES WITH REFERENCE TO THE LAND VALUE

| Market value of the land as on 30.03.2018 (Sub Register value) in Rs per Square Yard | Regularization Charges (% of basic regularization charges) |
|--|---|
| Below 3000 | 20% |
| 3001 to 5000 | 30% |
| 5001 to 10000 | 40% |
| 10,001 to 20,000 | 50% |
| 20,001 to 30,000 | 60% |
| 30,001 to 50,000 | 80% |
| Above 50,000 | 100% |

(ii) **Pro-rata open space charges:** If 10% open space is not available in the un-approved layout pro-rata open space charges @ 14% of the plot value prevailing as on the date of registration of such plot shall be paid.

(iii) Conversion charges as prescribed in rule 7 of the Rules.

(b) The above charges may be remitted in full at the time of submission of application form or 10% of the penal amount or minimum Rs.10,000/- shall be paid along with the application form and balance amount shall be paid within 6 months from the date of submission of application.

9. Scrutiny and approval by the Competent Authority:

(a) After receipt of an application for regularization of layout with necessary documents and plans, the Competent Authority shall scrutinize application as per these Rules, carry out necessary inspections and in case the application is found in accordance with these Rules and after the owner hands over the open spaces if any to the concerned Municipality/local body, the Competent Authority communicate it's approval to the applicant as early as possible but not beyond six months from the last date of receipt of Applications fixed.

- (b) In case of applications which are found to be not in accordance with these Rules, orders shall be issued rejecting such applications as early as possible but not beyond six months from the last date of receipt of Applications fixed.
- (c) The Competent Authority may engage the services of licensed technical personnel, namely architects and graduate engineers, for scrutiny of the applications and for field inspections. Mere receipt of application or any delay in communication of final orders in the matter will not imply the approval of the application.

10. Norms to be insisted for regularization of unapproved layouts:

The Competent Authority shall ensure the following minimum norms of layout for such layouts:

- (a) The road width shall be minimum 9 m. In case of weaker section layouts or plots less than 100 sq m, the road width may be 6 m. In case required road width is not available required depth for widening equal on both sides shall be insisted.
- (b) Shall ensure overall connectivity and integration with surrounding infrastructure and road pattern.
- (c) Where an unapproved layout site is affected in the Statutory Master Plan road network, the competent authority shall retain the alignment in the said layout and if not feasible, he is authorized to suitably modify the alignment within the layout site but in no case the alignment is to be dropped.
- (d) The layout pattern as far as possible shall be retained *ipso facto* and only in exceptional cases like need for connectivity, integration with surrounding network, etc. modifications may be considered by the Competent Authority.
- (e) Private water bodies if any shall be preserved in the layout. Such water bodies may be considered as part of open spaces, subject to taking up protection and improvement of foreshores of such water bodies.

11. Minimum Standards of layout facilities and development to be undertaken:

- (a) All roads to be developed and black-topped
- (b) Drainage works including rain water harvesting facilities
- (c) Water supply and sewerage facilities
- (d) Street Lighting
- (e) Fencing of open spaces

12. Individual plot regularization:

Where an individual comes forward for regularization of a single plot, the Competent Authority shall consider the same subject to the condition in rule 2 (d) and rules 5 to 8 regarding payment of regularization charges and open space charge payable on pro-rata basis.

13. Failure to come forward for regularization of unapproved layouts/plots:

Where an application is not filed for regularization of unapproved layout/plot, the following consequences have to be faced by the plot owners:

- (a) Such unapproved layouts/plots would be treated as continuing offence and exemplary penalty as per law would be levied.
- (b) No regular water supply connections and services like drainage and sewerage would be extended.
- (c) Such unapproved layouts shall be recorded in the Prohibitory Register of the Registration Department and no sale /disposal or transactions shall be allowed in such sites.
- (d) No building approvals shall be considered by the building sanctioning authority in such unapproved layouts/plots

- (e) Other enforcement action including demolition of the building if any on such plot/plots shall be initiated.

14. Amount levied to be kept in separate account:

The amount collected by the Competent Authority under these Rules shall be kept in a separate escrow account and utilized only for improvement of amenities in the area.

The Competent Authority shall review the development works undertaken by the local authority relating to such unapproved layouts on a quarterly basis and shall have the power to issue necessary instructions and directions in this regard.

15. Appeal:

(a) Any applicant aggrieved by an order passed by the Competent Authority under rule 9, may prefer an appeal to the Appellate Committee constituted by the Government within thirty days from the date of receipt of the order provided the applicant has paid the necessary charges and submitted documents as specified in rule 6 of these rules.

(b) All the appeals shall be disposed off within six months.

16. All existing Rules, Regulations, Bye laws and orders that are in conflict or inconsistent with these Rules shall stand modified to the extent of the provisions of these rules.

(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 :11.11.2019, and furnish 500 copies to Government)

The Director of Town and Country Planning, Telangana. Hyderabad.

The Vice Chairmen Satavahana Urban Development Authority, Kareemnagar ;

The Vice Chairmen Nizamabad Urban Development Authority, Nizamabad ;

The Vice Chairmen Stambadri Urban Development Authority, Khammam and

The Vice Chairmen Siddipet Urban Development Authority, Siddipet

The Commissioner and Director of Municipal Administration, Telangana .Hyderabad

The Commissioner and Inspector General of Registration and Stamps, Hyderabad.

The District Collectors of Kareemnagar / Nizamabad /Khammam/ Siddipet

Copy to :

The PS to Principal Secretary to Chief Minister.

The OSD to Hon'ble Minister MA&UD

The P.S. to Principal Secretary to Government (MA&UD Dept)

S.F/S.C

// FORWARDED BY ORDER //

SECTION OFFICER

ANNEXURE

SATAVAHANA URBAN DEVELOPEMENT AUTHORITY - KAREEMNAGAR
(LIST OF GRAMPANCHAYATS)

| Sl. No. | Name of the Village |
|----------------|----------------------------|
| 1. | Malkapur |
| 2. | Chintakunta |
| 3. | Kamanpur |
| 4. | Laxmipur |
| 5. | Durshed |
| 6. | Nagunur |
| 7. | Chegurthy |
| 8. | Bommakal |
| 9. | Irukulla |
| 10. | mugdumpur |
| 11. | Cherlabhatkooor |
| 12. | Chamanpally |
| 13. | Thaharkondpur |
| 14. | Fakheerpet |
| 15. | Jubleenagar |
| 16. | Elabotharam |
| 17. | Manakondur,H/o |
| 18. | Jaggaihpally |
| 19. | Srinivasnagar |
| 20. | Munjampally |
| 21. | Edulaguttapally |
| 22. | Annaram |
| 23. | Chenjarla |
| 24. | Lingapur |
| 25. | Thimmapur |
| 26. | porandla |
| 27. | Renikunta |
| 28. | Kothapally(pn) |
| 29. | Nustulapur |
| 30. | Nedunoor |

| | |
|-----|------------------|
| 31. | Vachnoor |
| 32. | mannempally |
| 33. | Cherlapur |
| 34. | Sanghem |
| 35. | Gopalpur |
| 36. | Panthulukondapur |
| 37. | pothugal |
| 38. | Hasnapur |
| 39. | Yashwada |
| 40. | Gunkul Kondopur |
| 41. | Ganneeruvaram |
| 42. | Parvella |
| 43. | Khasimpeta |
| 44. | Mylaram |
| 45. | Madhapur |
| 46. | Jangapalle |
| 47. | Vannaram |
| 48. | Kokkerakunta |
| 49. | Desrajpally |
| 50. | Kistapur |
| 51. | vedira |
| 52. | Velichal |
| 53. | Baddipally |
| 54. | Nagalamalial |
| 55. | Asifnagar |
| 56. | Khazipur |
| 57. | Elgandala |
| 58. | Konerupalle |
| 59. | Rukmapur |
| 60. | Kolimikunta |
| 61. | Chakunta |
| 62. | Oddayarm |

NIZAMABAD URBAN DEVELOPMENT AUTHORITY
(LIST OF GRAMPANCHAYATS)

| <u>Sl.No</u> | <u>Name of the Grampanchayat</u> |
|---------------------|---|
| 1 | Amruthapur |
| 2 | Devnagar Camp |
| 3 | Arepally |
| 4 | Bardipoor |
| 5 | Dharmaram [B] |
| 6 | Mentrajpally |
| 7 | Naka Thanda |
| 8 | Westly Nagar Thanda |
| 9 | Mullangi [I] |
| 10 | Amrad |
| 11 | Amrad Thanda |
| 12 | Bonkanpally |
| 13 | Chinnapoor |
| 14 | Madanpally |
| 15 | Satlapoor Thanda |
| 16 | Makloor |
| 17 | Kindi Thanda |
| 18 | Singampally Thanda |
| 19 | Mamidipally |
| 20 | Mullangi [B] |
| 21 | Oddiatpally |
| 22 | Singampally |
| 23 | Kanjar |
| 24 | Oddera Colony |
| 25 | Kulaspoor |
| 26 | Kulaspoor Thanda |
| 27 | Mudakpally |
| 28 | Gudi Thanda |
| 29 | Sriram Nagar (T) |
| 30 | Mugpal |
| 31 | Nyalkal |
| 32 | Sirpoor |
| 33 | Thanakurd |
| 34 | Abbapoor [M] |
| 35 | Abhangapatnam |
| 36 | Station Area |
| 37 | Ananthagiri |
| 38 | Dharmaram [A] |
| 39 | Mahantham |
| 40 | Mokanpally |
| 41 | Narayanapoor |
| 42 | Dharmaram (M) |
| 43 | Dharmaram (T) |
| 44 | Gundaram |
| 45 | Ram Nagar |
| 46 | Shastri Nagar |
| 47 | Sri Nagar |

| | |
|----|-----------------------------|
| 48 | Jalalpoor |
| 49 | Keshapoor |
| 50 | Kondoor |
| 51 | Laxmapoor |
| 52 | Malkapoor [A] |
| 53 | Malkapoor (M&J) |
| 54 | Mallaram |
| 55 | Chakradar Nagar (T) |
| 56 | Gandhi Nagar |
| 57 | Muthakunta |
| 58 | Lingi Thanda |
| 59 | Palda |
| 60 | Thirmanpally |
| 61 | Dhupally |
| 62 | Moulalipoor (Mosra GP) |
| 63 | Jaithapoor |
| 64 | Jamlam |
| 65 | MSC Farm |
| 66 | Jankampet |
| 67 | Kurnapally |
| 68 | Mallapahad (Mangalpahad GP) |
| 69 | Mangalpahad |
| 70 | Pocharam |
| 71 | Thanakalan |
| 72 | Bapunagar |

STAMBADRI URBAN DEVELOPMENT AUTHORITY - KHAMMAM

(LIST OF GRAMPANCHAYATS)

| <u>Sl.No</u> | <u>Name of the Grampanchayat</u> |
|---------------------|---|
| 1. | Gudurupadu, |
| 2. | Thirthala, |
| 3. | Polisettigudem, |
| 4. | Padmavathi Thanda |
| 5. | Gollapadu, |
| 6. | Venkatayapalem, |
| 7. | Arempula, |
| 8. | Muthagudem, |
| 9. | Pallegudem, |
| 10. | Polepalle, |
| 11. | Gollagudem |
| 12. | Barugudem, |
| 13. | Tallampadu, |
| 14. | Maddulapalle, |
| 15. | Teldarupalle, |
| 16. | Chimmapudi, |
| 17. | Manchukonda, |
| 18. | Koya Chalka, |
| 19. | Regula Chalka, |
| 20. | Raghunadhapalem, |
| 21. | V.Venkatayapalem. |
| 22. | Daredu |
| 23. | Kamanchikal |
| 24. | Jeelacheruvu, |
| 25. | Kusumanchi. |
| 26. | Kesavapuram |
| 27. | Dharma Thanda |
| 28. | Mudigonda, |
| 29. | Suvarnapuram, |
| 30. | Khanapuram, |
| 31. | Laxmipuram(New), |
| 32. | Venkatapuram. |
| 33. | Vandanam, |
| 34. | Kodumuru, |
| 35. | Latchagudem, |
| 36. | Basvapuram, |
| 37. | Pandillapalle, |
| 38. | Chinthakani, |
| 39. | Raghavapuram |
| 40. | Narsimhapuram |
| 41. | Repalleveda |
| 42. | Tanikella, |
| 43. | Konijerla, |
| 44. | Ammapalem, |
| 45. | Lingagudem, |

SIDDIPET URBAN DEVELOPEMENT AUTHORITY - SIDDIPET
(LIST OF GRAMPANCHAYATS)

| Sl. No. | Name of the Village |
|----------------|----------------------------|
| 1. | Mittapally (Part) |
| 2. | Ponnala (Part) |
| 3. | Thadkapalli |
| 4. | Nancharupally |
| 5. | Ensanpally (Part) |
| 6. | Burgupally |
| 7. | Bakrichepyal |
| 8. | Mandapally |
| 9. | Irkodu |
| 10. | Pullur |
| 11. | Chinna Gundavelli (Part) |
| 12. | Raghavapur |
| 13. | Raorukal |
| 14. | Venkatapur |
| 15. | Marpadaga |
| 16. | Duddeda |
| 17. | Ramancha |
| 18. | Chandulapur |
| 19. | Pedda kodur |
| 20. | Chinnakodur |

ARVIND KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

| | |
|--------------------------------|------------------|
| APPLICATION NUMBER: | LRS/..... |
|--------------------------------|------------------|

**APPLICATION FOR REGULARIZATION OF UNAPPROVED LAYOUT / PLOT IN
...../ UDA (To be submitted on line)**

| WHETHER APPLYING FOR REGULARIZATION OF INDIVIDUAL PLOT OR TOTAL LAYOUT/PART OF LAYOUT (tick the appropriate item) | INDIVIDUAL PLOT | TOTAL LAYOUT | PART OF LAYOUT |
|--|----------------------------|-------------------------|---------------------------|
|--|----------------------------|-------------------------|---------------------------|

| | | |
|----------|--|----------|
| 1 | Name of the Applicant | |
| 2 | Postal Address | |
| i | Door No. | |
| ii | Street | |
| iii | Locality | |
| iv | City/Town | |
| v | Phone No. | |
| 3 | Location Details | |
| i | Name of the Layout/Colony | |
| ii | Survey No. | |
| iii | Locality | |
| iv | Revenue Village | |
| v | Mandal | |
| vi | District | |
| 4 | Details of the Layout / Plot | |
| i | Total Extent of Layout (in Acs.) | |
| ii | Plot area (in Sq. m) | |
| iii | Layout plan drawn to scale enclosed duly showing the dimensions and boundaries of the plots, roads and open spaces. | YES / NO |
| iv | Width of Approach Road in meters | |
| v | Width of Roads proposed in Meters | |
| vi | Percentage of open space provided | |
| vii | Market value (Sub-Registrar value) of the plot as on 30.03.2018 | |
| 5 | LANDUSE: | |
| | Land use of the site as per Master Plan | |

| | | | |
|--|--|-----------|--|
| 6. | 1. Whether the site is falling in prohibited areas, | YES / NO | |
| | 2. Recreational use/Industrial use/Water Body / Openspace use as per notified Master Plan/Zonal development plan | YES / NO | |
| 7 | Total Regularisation charges paid (as per Self Computation Table duly filled in) | | |
| 8 | Demand Draft / Pay Order | | |
| i | Amount | | |
| ii | D.D.No. | | |
| iii | Date | | |
| iv | Name of the Bank & Branch | | |
| 9 | Certificate to be submitted by the Applicant | | |
| <p>I hereby certify that the Site Plan /Layout Plan and the particulars furnished above are true and correct.</p> <p>I declare that the property for which I am applying for regularization is not a public property/ surplus land under Urban Land Ceiling and Regulation Act or Agriculture Land Ceiling Act and I further declare that there are no disputes/complaints/legal impediments.</p> <p>I also declare that my application is not in contravention of the prohibited zones /layout open space as given above in Sl. No.6</p> <p>In the event of the particulars furnished in the applications are found to be incorrect, my application may summarily be rejected and I am liable for action by the Competent Authority as per the rules.</p> | | | |
| Place | | Signature | |
| Date | | Name | |

2. SELF-COMPUTING TABLES FOR CALCULATION OF PRO-RATA CHARGES, SHORTFALL OF OPEN SPACE CHARGES & OTHER CHARGES PAYABLE

(Fill up the table applicable)

TABLE-I

| A | | | | | |
|---|--|---|---|--|---------------------------------|
| TABLE SHOWING PRO-RATA CHARGES PAYABLE WHICH ARE INCLUSIVE OF BETTERMENT CHARGES, DEVELOPMENT CHARGES, PENALTY AND OTHER CHARGES | | | | | |
| Plot Area (in Sq.mts) | Basic Regularisation Charges as per Table I of G.O.(in Rs/Sq.mtr) | Total Regularisation Charges (Rs.) | Market Value of the land as on <u>30.03.2018</u> (Sub-Registrar Value) Rs./Sq.yd | Applicable percentage of basic Regularisation charges (as per Table II of G.O) with reference to land value | Actual amount to be paid |
| 1 | 2 | 3 | 4 | 5 | 6 |
| | | | | | |

TABLE-II

| B | |
|---|---|
| TABLE SHOWING PRO-RATA CHARGES TO BE PAID TOWARDS SHORTFALL OF OPEN SPACE (if any) | |
| I | |
| IN CASE OF APPLICATION FILED FOR TOTAL LAYOUT REGULARISATION | |
| a | Total area of the layout (in sq.mts.) |
| b | Required as per rules i.e, 10% of total layout area (in sq.mts.) |
| c | Area provided as Open Space in Layout (in sq.mts.) |
| d | Short fall (in sq. mts.) i.e, (b) - (c) |
| e | Land value as on the date of Registration of plot (sub-registrar value) in Rs. |
| f | Amount Payable (d) x (e) |
| II | |
| IN CASE OF APPLICATION FILED FOR INDIVIDUAL PLOT REGULARISATION | |
| a | Plot area in sq. mts. |
| b | Land value (Sub-Registrar Value) Rs. per sq. mts as on the date of registration of plot |
| c | Amount Payable 0.14 x (a) x (b) |

TABLE-III

| C | TABLE SHOWING PAYMENT OF CHARGES FOR CHANGE OF LANDUSE | |
|--------------|---|------------------|
| | Change of Land use charges as per G.O.Ms.No.224 dt.30.8.2016; G.O.Ms.No.225, dt.30.8.2016; G.O.Ms.No.226, dt.30.8.2016 (G.Os enclosed as Annexures) in case of plots earmarked for other than residential use in notified Master Plans/Zonal Development Plans. | |
| i. | Total Layout area/Plot area applied for regularization |Sq.Mtr. |
| ii. | Rate of Change of Land use fromto.....use | Rs...../ Sq.Mtr. |
| T-III | Amount Payable= (a)x(b) | Rs..... |

(Note: In case the Applicant is not in a position to calculate the charges payable as per Table -II and III above, he may submit the application duly paying penalisation charges as per Table-I. In such cases, the Competent Authority will scrutinise the application and inform the applicant to pay the said charges and if the applicant fails to pay the said charges within 30 days the application will be rejected).

| | |
|--|----------------|
| GRAND TOTAL OF PENAL CHARGES PAYABLE = T-1 + T-II + T-III | Rs..... |
|--|----------------|

Signature :

Name :

**3. FORMAT OF AFFIDAVIT RELATING TO URBAN LAND CEILING CLEARANCE
(wherever applicable)**

I, S/o/D/oR/o am the Owner of plot No.Land in Sy.No. of(V)Mandal..... District admeasuring Sq. Mts./ Acres, vide sale Deed No. of and Affirm that the said plot/and is in within urban land ceiling limits.

I understand that I will be solely responsible for any action taken if the same is declared otherwise under the Urban land Ceiling Act, 1976., and the Competent Authority shall in no way be held responsible in according technical approval for my plot/land under the Telangana Regularization of Unapproved Layout Rules, 2019

NAME AND SIGNATURE OF OWNER (S)

.....
.....

Witness.....Name..... and

Address

Sworn and signed before me on this day of 2019 in presence of above witness.

PUBLIC NOTARY

4. INDEMNITY BOND & UNDERTAKING

(On Non – Judicial Stamp paper of Rs.100 & Notarized - to be submitted along with Application Form)

This Indemnity Bond and Undertaking executed on thisday of 2008 by Smt/Sri.S/o/W/o AgeOccupationR/o..... herein after called the **FIRST PARTY** which term shall include their legal heirs, successors, assignees, agents, representatives and tenants,

IN FAVOUR OF

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority / CommissionerMunicipality, herein after called the **SECOND PARTY**, which term shall include all officials and staff of theHMDA / UDA/ Commissioner.....Municipality Whereas **FIRST PARTY** has applied for the regulation of the unapproved layout/unapproved sub-division of plots in Sy.No of(V) MandalDistrict covering an extent of Sq.Mts./Acres.

Whereas the **SECOND PARTY** hasp agreed to consider regularisation of the said unapproved layout/Unapproved sub-division of plots in terms of Telangana Regularisation of unapproved and Illegal layout Rules, 2019 and made it a condition that there shall not be any defects / litigations over the said site/land and the same shall be free from all claims of Govt. /Banks / and attachments of Courts, and **FIRST PARTY** has to indemnify the **SECOND PARTY** to this effect.

Whereas the **FIRST PARTY** having agreed to the aforesaid condition hereby indemnifies the **SECOND PARTY** with the above assurance and hereby solemnly declare that the above said site/land is the property of the **FIRST PARTY** which is possessed by him/her since the date of purchase and the same is free from all defects, litigations, claims and attachments from any courts, etc. and in case of any disputes / litigations arises at any time in future the **FIRST PARTY** shall be responsible for the settlement of the same and the **SECOND PARTY** shall not be a party to any such disputes / litigations.

Hence this Indemnity Bond.

I affirm that I shall abide by the conditions imposed by the second party and I hereby undertake to hand over the roads, streets, open spaces/area affected in road widening earmarked in the regulated layout to the local authority free of cost through a registered gift deed.

SIGNATURE OF THE FIRST PARTY

.....

WITNESSES:

- 1..... Name and address
- 2.....Name and address

Sworn and signed before me on this day of 2019 in presence of above witnesses.

PUBLIC NOTARY

5. LIST OF DOCUMENTS TO BE ENCLOSED ALONG WITH THE APPLICATION

| | |
|----|---|
| 1 | Copy of ownership document / Title Deed duly attested by a Gazetted officer |
| 2 | Site Location Plan |
| 3 | 3 sets of detailed layout plan (one original on Tracing Paper / Cloth + 2 ammonia prints) showing plotted area, open space area, area under roads and plot applied for regulation drawn by Licensed Technical Person and signed by applicant and Licensed Technical Person. |
| 4 | Urban land Ceiling Clearance Certificate in case, the site is covered by 10(6) list of ULC Act |
| 5 | Indemnity Bond and Undertaking |
| 6 | NOC from Defence Authority (where ever applicable) |
| 7 | NOC from Airport Authority of India (where ever applicable) |
| 8 | Demand Draft / Pay Order |
| 9 | Market value certificate issued by Registration Department indicating the market value of the plot as on 30.03.2018. |
| 10 | Any other documents (pl specify) |

| | |
|------------------------|-----------|
| APPLICATION NUMBER: | LRS/..... |
|------------------------|-----------|

6. CHECKLIST & ACKNOWLEDGEMENT (To be submitted in duplicate – one to be retained in file and another to be given to applicant as acknowledgement)

| | | |
|--|---|-----------|
| 1 | Name of the Applicant | |
| 2 | Postal Address | |
| i | Door No. | |
| ii | Street | |
| iii | Locality | |
| iv | City/Town | |
| v | Phone No. | |
| 3 | Plot/Layout Location | |
| i | T.S. No. | |
| ii | Plot No. | |
| iii | Layout / Sub Divn. No. | |
| iv | Street | |
| v | Locality | |
| vi | City/Town | |
| List of documents enclosed along with the application: | | Submitted |
| 1 | Application form in the prescribed format | YES/ NO |
| 2 | copies of registered sale deed / title deed executed prior to the date of notification of these rules duly attested by a Gazetted Officer | YES/ NO |
| 3 | Site Location Plan | YES/ NO |
| 4 | Detailed Layout Plan showing plotted area, open space area, area under roads and the plot applied for regulation. | YES/ NO |
| 5 | Urban land Ceiling Clearance Certificate in case the site is covered by 10(6) list of ULC Act | YES/ NO |
| 6 | Indemnity Bond and undertaking as prescribed in these rules | YES/ NO |
| 7 | NOC from Defense Authority (wherever applicable). | YES/ NO |
| 8 | NOC from Airport Authority of India (wherever applicable). | YES/ NO |
| 9 | Demand Draft / Pay Order | YES/ NO |
| 10 | Market value certificate issued by Registration Department indicating the market value of the plots as on 30.03.2018 | YES / NO |
| 11 | Any other documents (specify) | |
| | Total No. of Documents | |
| ACKNOWLEDGEMENT | | |
| Received the application and documents as stated above | | |
| OFFICE SEAL | Application number for future reference | LRS/..... |
| | SIGNATURE OF THE RECEIVER | |
| | DESIGNATION | |