

**Telangana Municipalities Development of Land & Layout Rules-2019.**

In exercise of the powers conferred by section 238 of the Telangana Municipalities Act-2019, the Government of Telangana hereby makes the following rules with immediate effect as required under section 172 of Telangana Municipalities Act-2019 (Act No. 11/2019).

**1. Short Title, Commencement and Applicability:**

- (1) These rules may be called “**The Telangana Municipal Land Development (Layout & Sub-division) Rules - 2019**”.
- (2) These rules supersede the earlier rules issued in G.O.Ms.No.62 MA, dated 28-01-1970, G.O.Ms.No.1095 MA dt:24-08-1965.
- (3) They shall come in to 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 Municipalities and Municipal Corporations other than GHMC & HMDA.
- (6) All the existing rules, regulations, byelaws, orders that are in conflict or inconsistent 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 term. 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.

“**Act**” means the Telangana Municipalities Act, 2019.

“**Agricultural Use**” means use of land for the purpose of agriculture, horticulture, sericulture, animal husbandry, poultry farming, plant nursery, piggery, dairy farming, vegetable farming and any activity related to agriculture or milk chilling plant;

“**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.

“**Approach Road**” means an existing public access formed on ground, a road, street, passage, village road, whether pucca or kutchha 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.

**"Contour"** means the form of the land, existing or proposed; a part of the topology, indicated by map lines at intervals as desired.

**"Corner site"** means a site at the junction of and fronting on two or more intersecting streets;

**"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;

**"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;

**"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;

**"Licensed Technical Person"** 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.

**"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.

**"Open Space"** means an area forming an integral part of layout and left open to sky.

**"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.

**"Parking Space"** means area reserved for parking of vehicles.

**"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.

**"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;

**"TSBPASS Committee"** is the committee notified under rule 3 of Telangana Municipal Land Development (Layout & Sub-division) Rules - 2019.

**"Underground / Overhead Tank"** means underground / overhead water tank, constructed or placed to store water;

**"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. Constitution of District Level TS-BPASS Committee:**

The Committee consists of the following members:

1. District Collector : Chairman
2. Commissioner of concerned Urban Local Body and Vice-Chairman or his nominee in case of UDA area. : Member Convener
3. Director of Town and Country Planning or his Nominee : Member
4. Superintending Engineer / Executive Engineer of Public Health Dept. : Member
5. Superintending Engineer / Executive Engineer of Irrigation Dept. : Member
6. Revenue Divisional Officer / Tahsildar of Revenue Dept. : Member
7. Assistant Director for Survey and Land Records : Member
8. Any other officer designated by the District Collector. : Member

### **4. Functions of the District Level TS-BPASS Committee:**

- i. To examine and recommend its approval or rejection on the tentative layout plan proposals.
- ii. To conduct field inspection and verify the infrastructure & amenities provided in the site, such as roads, water supply, drainage, street lighting, avenue plantation etc., whether it is in conformity with the standards & norms.
- iii. To verify the proposals with respect to the boundaries of the water bodies or water courses and buffer to be maintained from water bodies or water courses and also to verify the ownership aspects of the proposed site.
- iv. To issue Land Conversion Certificate for layout proposals which attract the provisions of Telangana Agricultural land Assessment Act 2006.

- v. To issue Certified Demarcation Plan along with Certified Tounch map issued by concerned ADSLR / Tashildar.
- vi. To issue NOC's if the site is located nearby water bodies i.e., within 200 Mts. distance from the River / Lake / Pond / Cheruvu (or) Kunta, FTL of River / Lake / Pond / Cheruvu (or) Kunta / Shikam lands shall be reckoned as measured and certified by the Irrigation Department not below the rank of Executive Engineer Irrigation Department and Revenue Department not below the rank of Joint Collector.
- vii. In respect of proposals falling in site area upto 2.5 Acres, concerned Regional Deputy Director of Town & Country Planning and site area above 5.00 Acres the Director of Town & Country Planning shall give Technical remarks.
- viii. The Committee shall pass the remarks for shortfall / rejection for approval after verification of the proposals in the above-mentioned aspects and communicate to the concerned ULB to take necessary action by Commissioner.
- ix. The Committee shall verify the actual development and implementation of the layout and whether it is in conformity with the tentative layout approval and to recommend for approval / rejection on final layout plan proposals.
- x. To review and monitor the Enforcement activity every fortnight and also committee shall constitute required number of squads to detect and take action on unauthorized development.
- xi. The District Level TS-BPASS Committee shall meet at least once in 15 days.

#### **5. Application for Land Development/Layout Permission:**

- i. Every owner or developer or a corporate body of the Government or a private corporate body to make layout and to form road / street and to provide infrastructure & other amenities shall submit on **online**, under sub-section (1) of section 172 of the Act.
- ii. Every such application shall bear the signature of the owner/developer and licensed technical person (LTP).
- iii. The ONLINE application shall be accompanied/uploaded with the following particulars,
  - a) **Geo location plan** showing the topo details of the land, approved layouts, plots / layouts regularized by competent authority prior to these regulations and change of land use effected by Government if any, Road network within a distance of 500 meters of the site, buildings, natural water courses, big trees 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 dwg 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 proposed roads
- iii. The proposed plot sizes and numbers
- iv. Land set apart in the layout for open space, common parking place and social infrastructure, solid waste management.
- v. Electric lines (high tension or low tension), water mains , water bodies, nalas and sewers if any telephone and telegraph lines, etc. alignment of National and State Highways and major and minor district roads passing through the land.
- vi. The contour plan.
- vii. Avenue plantation.

#### **6. Documents,**

- i. Self -Certification Certificate on Rs. 100/- Non-Judicial stamp paper as prescribed in **Appendix 'A'**.
- ii. E-Challan of initial layout permit fee of Rs. 10,000/- paid.
- iii. A self-attested copy of ownership documents of the site and the link Documents.
- iv. Latest Encumbrance Certificate (EC) issued by the Registration department.
- v. Land Conversion Certificate (LCC) issued as per Telangana Non Agriculture Land Assessment Act 2006.
- vi. Extract of approved Master Plan / General Town Planning Scheme / Detailed Town Planning Scheme / Local area plan.
- vii. Extract of Revenue Village Map showing the proposed layout boundary.
- viii. Site Demarcation Certificate from the concerned Assistant Director, Survey and Land Records Department/Tahsildar.
- ix. NOC if the site is located nearby water bodies i.e., within 200mts distance from the River/Lake/Pond/Cheruvu (or) Kunta, FTL of a River/Lake/Pond/Cheruvu(or) Kunta/ Shikam lands shall be reckoned as measured and certified by the Irrigation Department not below the rank of Executive Engineer and Revenue Department not below the rank of Joint Collector.
- x. Agreement/ undertaking in the form prescribed in **Appendix 'B'**.

#### **7. Provisions in the Layout:**

- a) Minimum width of the existing 'approach road' to a layout shall be 12.00mts.
- b) Road network and Land use of the Master Plan or any other development plan - draft or sanctioned shall be incorporated.
  - i. The minimum width of the roads, carriage way shall be as indicated in the **Table-I**.

TABLE - I

Sl.No	Length of Road	Minimum width of the Road	Splay required	Minimum width carriage way
1	2	3	4	5
1	Up to 600 Mts.	12.00 Mts. (40'-0")	3.00Mts.	6.00 Mts.
2	Above 600 Mts. to 1000 Mts.	18.00 Mts. (60'-0")	4.50Mts.	11.00 Mts.
3	Above 1000 Mts.	24.00 Mts. (80'-0")	6.00Mts.	As per IRC standards.

c) **Open Space:** An extent of not less than **10%** of the layout area shall be reserved towards public purpose in following manner

- 7.5% for parks and playgrounds,
- 1.00% for social infrastructure.
- 1.00% for utilities such as water reservoir, Septic tank/ Sewerage Treatment Plant, Electric transformer, Solid Waste Management etc.,
- 0.50% for common parking space.

d) Minimum Plot Area: 50 Sq. Mts.,

e) Minimum Width of the Plot: 6.00 Mts.

f) The layout Owner shall mortgage minimum **15%** of plotted area with the Municipality and shall indicate the same in the proposed layout plan.

g) Layouts having extent **Ac.50.00** and above, facilities such as Educational, Health, Commercial, Social, Communication, etc are required to be provided additionally as prescribed in **Appendix C**.

## **8. Restrictions of Layout Development in the vicinity of certain areas:**

### **i. Water Bodies**

(a) No approval shall be accorded for Land Development/Layout in the bed of water bodies like river or nala and in the Full Tank Level (FTL) as specified by the Irrigation/Revenue Department , pond, cheruvu or kunta/ shikam lands.

(b) The above water bodies and courses shall be maintained as Recreational/ Green Buffer Zone and no building activity/ Land Development shall be carried out within:

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

(ii) 30m from the FTL boundary of Lakes/Tanks/Kuntas of area 10Ha and above/ other than major rivers.

- (iii) 9m from the FTL boundary of Lakes/ Tanks/Kuntas of area less than 10Ha/ shikam lands;
  - (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) In case of (b) (ii) above, in addition to development of recreational/ green belt along the fore shores, a ring road or promenade of minimum 12m may be developed, wherever feasible 3.6m walking/ cycle track within the 30m buffer strip may be provided.
  - (iii) The above buffer zone to be left may be reckoned as part of open space and not for setback requirements.
- ii. **Railways**
  - a. In case of site abutting to Railway property NOC from Railway Authorities need not to be insisted. However it will be the responsibility of the applicants to follow the applicable rules as prescribed by the Railway Authority in their rules.
- iii. **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 Electricity Tower 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
  - 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 and for such cases, TDRs as applicable to road widening cases shall be given.
- iv. **Vicinity of Airport**

The Land/Layout development in the vicinity of the Airport shall be guided by the Color Coded Zoning Map (CCZM) prepared by the Airport Authority of India, the guide lines issued along with the CCZM shall be followed.

**v. Defense Establishments**

- a. 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 in their rules.

**vi. Environmental Impact Assessment Notification- 2006**

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 Ha and above.

**vii. Vicinity of Heritage Structures**

- a. As per notified the Archeological Monuments and Ancient Sites and Remains Act, 1955 no development is allowed within the distance of 100 Mts from the protected monument. Hence no plot shall be
- b. proposed within this distance.
- c. Prior permission of National Monument Authority is required if the Site located within distance of above 100m and upto 200m from the protected monuments.
- d. Prior clearance of the concerned authority is required if the site is located within the vicinity of any Heritage Structure.

**viii. Oil/Gas Pipelines**

Prior clearance of Oil/Gas Authority is required if the site is located with in the vicinity of Oil/ Gas pipeline

**ix. Religious Structures**

- a. In case of Sites located within a radius of 100m from the notified religious structure from time to time by the sanctioning authority, the construction is allowed up to 12m height only.
- b. For the Sites located within a radius of above 100m and upto 300m from the notified religious structure as notified from time to time, only non-high rise structures are allowed.

**x. Site and Land Use Pattern**

Not with standing anything contained in these Rules, no Land Development/ Layout permission on any site shall be sanctioned if:

- a. The proposed land use does not correspond to the land use in the Master Plan/ Detailed Town Planning Scheme / Local Area Plan / Zonal development Plan or any draft/ sanctioned plan for the area or the zoning regulations.
- b. The use of Layout and building or place will be a source of Annoyance to, or injurious to the health of the inhabitants of the neighbourhood.
- c. The construction of any building is for public worship, which in the opinion of the Sanctioning Authority will affect the religious feelings



of any class or persons in the vicinity there of.

- d. There is deposited refuse, excreta or other offensive matter, which is considered objectionable, until such refuse ,excreta or other offensive matter has been removed there from and the plot has been prepared or left in a manner suitable for land development, redevelopment or building purpose.

**9. Approval of Tentative Layout:**

- a) The layout application shall be processed through the Self-Certification system wherein Layout Owner/Developer shall upload the information in online application & all the documents specified in rule 5 & 6 and shall pay initial fee, through online system.
- b) The Committee shall examine the proposals and recommend / reject or call for additional information, shortfalls or incompleteness or clarification, if any required within 10 days of receipt of the application on online system. The applicant shall comply with the shortfall notice within 15 days, failing which application will be auto closed.
- c) On receipt of any further information required, the Committee members shall examine and recommend for approval / rejection to the Commissioner of the ULB within 5 days.
- d) upon the recommendations of the Committee, an intimation letter with conditions and additional documents required, if any by the applicant, which will be auto generated in the name of Commissioner and will be communicated to the applicant
- e) Upon complying with the additional documentation and acceptance to the conditions communicated to the applicant, the committee will send final fee intimation letter to the applicant.
- f) The applicant shall comply with the requirements as specified in the final intimation letter for payment of fee and submission of mortgage deed etc., within 15 days. If the same is not complied within 15days, shall be allowed to pay the same within another 15 days of time on payment of 10% interest. Failure in payment of fee and submission of documents the application shall be auto closed.
- g) Once the mortgage deed is submitted and fee paid, the tentative layout plan shall be approved and shall be auto generated and communicated through online in the name of concerned Municipal Commissioner to the owner / developer to carry out all the infrastructure and amenities as stipulated in **Appendix E.**

**10. Conditions of Tentative Layout,**

- a) 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.
- b) On specific request from the applicant, the Commissioner shall extend the validity of the layout for execution of works by one more year.

- c) If the owner / developer of the layout fails to execute the infrastructure and amenities within a time specified, the Commissioner shall meet the expenses incurred for executing such works by selling the mortgaged plots.
- d) Failing which, the owner or developer shall be black listed and shall not be allowed to undertake any further layout development works in entire State either individually or in partnership.

**11. Approval of Final Layout**

- a. 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 an application along with the following enclosures.
  - i. Layout plan as developed on the ground signed by owner / developer and LTP.
  - ii. Self Certification Certificate on Rs. 100/- Non-Judicial Stamp Paper duly signed by the Owner and LTP, declaring that layout Plan has been executed on ground & developed as per norms, as prescribed in **Appendix F**.
  - iii. Registered Gift Deed transferring all the roads, open spaces, social infrastructure and common parking areas earmarked in the layout in favor of Municipality / Municipal Corporation.
  - iv. Attested copy of registered mortgage deed.
  - v. Certificate of Encumbrance on property one day prior to mortgage and one day after mortgage from the concerned Sub-Registrar, indicating that the area under mortgage is not sold to any other persons and vests with the authority.
  - vi. Geo Location Plan of earmarked total layout and open spaces.
  - vii. Photographs showing the developmental works taken up at layout under reference.
- b. The member convener of District Level TSBPASS Committee shall consolidate all such reports and place before the District Level Committee.
- c. The District Level TSBPASS Committee shall inspect and verify the actual completion of all infrastructural, amenities and other civil works such as roads, drainage networks, water supply, street lighting, construction of culverts / bridges, avenue plantation etc., as per the specifications, design standards, norms and guidelines and to be certified that the infrastructural work has been completed in all aspects.
- d. The District Level TSBPASS Committee then recommend for Final Approval
- e. Upon the recommendation of the District Level TSBPASS Committee the Commissioner shall release the mortgaged area within 21 days as prescribed.

**12. Release of mortgaged plots and Final Layout Plan.**

After receipt of recommendations of District Level TSBPASS Committee, the Municipal Commissioner shall release final layout plan along with mortgaged plots within 21 days, on compliance of the payment of necessary fee & charges as prescribed and receiving the copy of Relinquishment Deed.

**13. Revocation of permission**

The Commissioner may revoke any permission issued under these rules whenever it is found that there has been any false statement or wrong permission was sanctioned.

**14. Modifications during construction / undertaking of layout works:**

If during the execution of any layout, any deviation is made from the sanctioned plan the owner shall obtain revised permission as per the above procedure and rules and the owner / developer shall stop the work until the permission is obtained.

**15. Penalties,**

- a) Compliance with the self-certification lies with the Owner, Applicant and Licensed Technical Personnel.
- b) 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.
- c) In case layout was obtained by making a false statement or misrepresentation of any material facts, the Commissioner shall revoke the layout permission.

**16. Blacklisting the owner/developer:**

If Owner/Developer fails to execute the required works as mentioned in Appendix 'B' and Appendix 'C' within a stipulated period, the Commissioner shall take action as per sub-section (8) of Section 172 of TM Act, 2019 for executing such works by selling mortgaged plots. The Commissioner shall also Blacklist the owner/Developer.

Director of Town &  
Country Planning.