

**GOVERNMENT OF TELANGANA
ABSTRACT**

Municipal Administration & Urban Development Department- Amendment to
Telangana Regularization of Unapproved and Illegal Layout Rules 2020 - Orders -
Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (Plg.III) DEPARTMENT

G.O.Ms.No.28

Dated:20.02.2025

Read the following:-

1. G.O.Ms.No.131, MA&UD(Plg.III) Dept., Dated:31.08.2020.
2. G.O.Ms.No.135, MA&UD(Plg.III) Dept., Dated:16.09.2020.
3. Govt., Memo. No. 8235/Plg.III/2020, Dated:30.07.2024.

ORDER:

In the G.O.s read above Telangana Regularization of Unapproved and illegal Layout rules 2020 were issued for regularization of plots in un-authorized layouts on payment of regularization charges as stipulated therein.

2. Whereas, the Government has observed that the progress of Layout Regularization Scheme (LRS)-2020 is slow due to procedural complexities, and certain unauthorized plots remain unregistered due to technicalities, despite compliance with LRS conditions.

3. In order to expedite the regularization process and facilitate ease of compliance, the Government hereby issues the following amendments to the existing LRS-2020 rules issued in G.O. 1st and 2nd read above.

NOTIFICATION

In exercise of powers conferred in Section 58 of the Telangana Urban Areas (Development) Act, 1975, Section 585 of the GHMC Act, 1955, Section 44 (2) (v) of the Telangana Town Planning Act, 1920; Section 238 (1) of the Telangana Municipalities Act, 2019 and Section 56(1) of HMDA Act 2008 and Section 286 of Telangana Panchayat Raj Act 2018, Section 28(1) of TG-bPASS Act-2020, the Government of Telangana hereby issue the following amendments to 'Telangana Regularization of Unapproved and Illegal Layout Rules 2020'.

AMENDMENTS

1. **The Rule 2(e)** of "Telangana Regularization of Unapproved and Illegal Layout Rules 2020" shall be substituted with the following:-

No registration of plots shall be done henceforth in all such unauthorized and unapproved layouts and no building permissions shall be granted under the relevant provisions in such layouts and Regularization of plots/layouts shall be a pre-condition for registration/sale of such plots/obtaining building approval/construction, except as specified in these rules.

2. **The Rule 3(c)(iii)** of "Telangana Regularization of Unapproved and Illegal Layout Rules 2020" shall be substituted with the following:-

Layout owner means a person who has developed the layout and sold at least 10% of the plots on or before 26.08.2020.

3. **In Rule 4** of "Telangana Regularization of Unapproved and Illegal Layout Rules 2020" following shall be added after Rule 4(b) as Rule 4(c):-

Any unregistered plots which are forming part of an unauthorized layout wherein 10% of plots were already sold through registered sale deed on or before 26.08.2020, irrespective of whether such owners have applied under LRS-2020 or not, shall be permitted for registration with the competent sub-registrar, duly collecting the layout regularization charges and pro-rata open space charges as mandated. The details of such plots shall be collected in the prescribed format by the sub-registrar and transmitted to the LRS portal for processing under these rules. Such intimation by the Sub-Registrar shall be deemed to be an application under Rule 6.

P.T.O.

4. In Rule 8 of "Telangana Regularization of Unapproved and Illegal Layout Rules 2020" following shall be added after Rule 8(b) as Rule 8(c):-

Subsequent to the issuance of this amendment order, all applicants who pay regularization charges and/or pro-rata open space charges on or before 31.03.2025 shall be entitled to a 25% rebate on the said regularisation charges and pro-rata open spaces charges. The applicants have the option of paying pro-rata open space charges at the time of obtaining the building permission. However, this proposed 25% rebate shall not be applicable for such payments if the charges are not paid on or before 31.03.2025.

(This G.O.is applicable to the Districts where Model Code of Conduct (M.C.C) is not in force.)

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

A. SANTHI KUMARI
CHIEF SECRETARY TO GOVERNMENT

To,
The Commissioner and Director, Printing, Stationery & Stores Purchase
Telangana, Hyderabad
(in duplicate, with a request to publish the Notification in the
Extraordinary Gazette of Telangana, dated:20.02.2025, and
furnish 1000 copies to Government.)

The Principal Secretary to Government, MA&UD Department
The Principal Secretary to Government, Panchayat Raj Department
The Secretary to Government, (Registration & Stamps)
The Metropolitan Commissioner, Hyderabad Metropolitan Development
Authority, Hyderabad
The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad
The Director of Municipal Administration, Hyderabad
The Commissioner, Panchayat Raj, Hyderabad
The Commissioner and Inspector General of Registration and Stamps,
Hyderabad
The Director of Town and Country Planning, Hyderabad
The Vice chairman of all Urban Development Authorities in the State
The Commissioners of all Municipal Corporations / Municipalities in the State
of Telangana - through- Director Municipal Administration, Hyderabad.
All Departments of Secretariat
All Heads of Department.
The Director General of Fire Services.
The Chairperson, Telangana Transco.
The Managing Director, HMWS&SB Hyderabad.
The Engineer in Chief (Public Health) Hyderabad.
The Managing Director, Telangana Housing Board.

Copy to:

The Special Secretary to Hon'ble C.M.
The OSD to Minister for PR&RD.
The P.S. to Chief Secretary to Government.
The P.S. to Principal Secretary to Government MA&UD Department.
S.f./S.c.

// FORWARDED BY ORDER //


SECTION OFFICER