



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

District Commercial Complex, Administrative 'L' - Block,

Tarnaka, Hyderabad - 500 007.

Planning Department

Application No. **019158/SMD/LT/U6/HMDA/11012019**

Date : **01 February, 2019**

To,

The Executive Authority,
Harshaguda Gram panchayath/ Nagarapanchayath,
Maheshwaram Mandal,
Rangareddy District.

Sir,

Sub:-HMDA- Plg Application for approval of Draft **Layout Open Plot** (without enclosing the site with compound wall) in Sy.Nos. **731/p,732/p,740/p and 741/p of HARSHAGUDA VILLAGE H/o, Mankhal Village, Maheswaram Mandal, Ranga Reddy Dist.**

to an extent of **58187.9 Sq.m** - Approval Accorded - Reg.

Ref: 1. Application of **BHASHYAM PROJECTS REPRESENTED BY ITS MANAGING PARTNER Sri.B.NAVEEN & others**, Dated: **11 January, 2019**.

2. This Application No. **019158/SMD/LT/U6/HMDA/11012019**, Date **24 January, 2019**, intimating the DC.

3. Applicant's letter Date **11 January, 2019** submitting the Mortgage Deed No **1955/2019 & 1956/2019**, Date: **28/1/2019** executed at Joint Sub- Registrar-2 Ranga reddy (RO) and Statement of Encumbrance on Property before mortgage & after mortgage

It is to inform that, in the reference 1st cited, **BHASHYAM PROJECTS REPRESENTED BY ITS MANAGING PARTNER Sri.B.NAVEEN & others** has applied to HMDA for development of Draft **Layout Open Plot** in Sy.Nos. **731/p,732/p,740/p and 741/p of HARSHAGUDA VILLAGE H/o**, situated at Mankhal (V), Maheswaram (M), Ranga Reddy to an extent of **58187.9 Sq.Mt**

The above proposal has been examined under the provisions of section-18,19 & 20 of HMDA Act 2008 and also in accordance with the Statutory master plan / Zonal Development plans along with existing G.Os, Rules and Regulations which are in force.

The applicant has paid all required fees and charges to HMDA.

Vide reference 3 the applicant has submitted Deed of Mortgage executed in favour of the Metropolitan Commissioner, HMDA for Plot No. **70 to 76 & 150 to 170 and Additinal Mortgage Plot No's,77 to 85** as per G.O.Ms.No.276 MA dt.02-07-2010 vide Doc no **1955/2019 & 1956/2019**, Date: **28/1/2019**.

The applicant has submitted the layout plan duly demarcating on ground and showing the proposed road network, plotted area and open spaces in the said layout area, to an of **58187.9. Sq.Mt** with **70 to 76 & 150 to 170 and Additinal Mortgage Plot No's,77 to 85** no of plots along with the existing measurements of the plot area on ground. The same is hereby examined and approval in draft **Layout Permit No. 000028/LO/Plg/HMDA/2019**, dt.**01 February, 2019**.

The land analysis of the Draft Layout Approved is as follows:

Sr no	Area	Sq.Mtrs
1	Total Site area	68066.71
2	Master plan Road affected area	9878.82
3	Net Site Area	58187.9
4	Plotted area	36806.9
5	Open space	
	(i) Park	4698.7
	(ii) Social Infrastructure	1460.52
6	Layout Road Area	15221.76
7	Amenities area	0
8	Any Other	0

General Conditions:

1. The applicant shall not be permitted to sale the plots and area which is mortgaged in favour of M.C., HMDA i.e., from the 5579.06 Sq. mtrs in Plot Nos : 70 to 75,76 and 150 to 164 and 165 to 170 (28 plots) for regular mortgage and additional mortgage for Non submission of NALA Conversion proceedings to an extent of 2009.39 Sq. Mtrs in Plot Nos :77 to 85 (9 plots) .
2. That the draft layout now issued does not exempt the lands under reference from purview of Urban Land Ceiling Act, 1976 / A.P Agricultural Land Ceiling Act, 1973.
3. This permission of developing the land shall not be used as proof of the title of the land.
4. The Executive Authority shall release the plans in (07) seven days period and also to ensure that area covered by roads and open space of the layout shall take over from the applicant, by way of Registered Gift deed free of cost, before release of final layout to the applicant, after collecting the necessary charges and fees as per their rules in force.
5. The applicant / layout owner / developer is hereby permitted to sell the Plots other than mortgaged plots which are mortgaged in favour of Metropolitan Commissioner, HMDA.
6. All roads should be opened for accessibility to the neighbouring sites and the applicant shall not to construct any compound wall/fencing around the site.
7. In case the applicant / developer fails to develop the layout with the infrastructure facilities as specified by HMDA the area so mortgaged in favour of HMDA shall be forfeited and also HMDA to liable to take criminal action against such applicant / developers as per provisions of HMDA Act, 2008.
8. The layout development work consist of road formation with Black top, storm water drains, providing of underground drainage lines & common septic tank / STP, internal water supply pipe lines & over head tank, assured water supply source, providing electrical supply lines along with street lights, transformer, avenue plantation, park development and rain water harvesting pits.
9. The details are as follows: 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).
10. 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.
11. Development of drainage and channelization of NALAs for allowing storm water run-off.
12. 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.
13. Undertake street lighting and electricity facilities including providing of transformers.
14. 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.
15. 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.
16. Construction of low height compound wall with Iron grill to the open spaces and handing over the open spaces along with other spaces, i.e., proposed roads area and road affected area, open spaces area, social infrastructure area, utilities area at free of cost and through Registered Gift Deed to the local body.
17. The layout applicant is directed to complete the above developmental works within a period of THREE (3) YEARS as per G.O.Ms.No.276 MA dt.2-7-2010 and submit a requisition letter for release of mortgage plots / area which is in favour of Metropolitan Commissioner, HMDA and for approval of final layout duly enclosing letter of Local Body with regard to roads, open spaces taken over by the Local Body.
18. The layout applicant shall display a board at a prominent place in the above site showing the layout pattern with permit L.P.No., and with full details of the layout specifications and conditions to facilitate the public in the matter.
19. The Executive Authority shall not approve and release any building permission or allow any unauthorized developments in the area under mortgage to HMDA in particular, and in other plots of the layout in general until and unless the applicant has completed the developmental works and then got released the mortgaged land from HMDA and release of final layout.
20. The Executive Authority should ensure that the open space shall be developed by the applicant along with other developments with ornamental compound wall and grill as per sanctioned layout plan before it is taken over by the Executive Authority.

Additional/Other:

1. The applicant shall solely be responsible for the development of layout and in no way HMDA will take up development works.
2. The permission does not bar any public agency including HMDA to acquire the lands for any public purpose as per law.
3. This permission of developing the land shall not be used as proof of the title of the land and the draft approval shall not mean responsibilities or clearance of ownership of the site and casement rights.
4. If there is any misrepresentation found in the file, the draft layout shall be cancelled without any notice.
5. If there is any court case pending, the applicant / developer shall be responsible for settlement of the same and if any there are court orders against the applicant / developer, the approved draft Layout will be withdrawn and cancelled without notice.
6. The applicant is solely responsible if any discrepancy / litigation in ownership documents, and HMDA is not responsible and approved layout plans shall be deemed to cancelled and withdrawn without notice and action will be taken as per law.
7. The Executive Authority should ensure that the open space shall be developed by the applicant along with other developments with ornamental compound wall and grill as per sanctioned Layout plan before it is taken over by the Executive Authority.
8. If any disputes / litigation arises in future, regarding the ownership of a land, schedule of boundaries etc., the applicant shall responsible for the settlement of the same, HMDA or its employees shall not be a party to any such dispute / litigations.

9. If the land is declared as surplus / Government in future, the same shall vest in the Government and layout proceedings automatically stands void. The charges already remitted to HMDA shall stand forfeited and the applicant cannot claim for refund of the same.
10. The applicant shall comply the conditions mentioned in G.O.Ms.No.33 MA dt.24.01.2013 and G.O.Ms.No.178 MA dt.02.07.2010 & G.O.Ms.No. 168 MA dt:07-04-2012.
11. The applicant shall not construct the building in any plots. The local body also shall not allow any constructions in plots till the final layout is issued by HMDA.
12. The applicant should not construct the compound wall around the site u/r and also not to block the roads, so as to provide access to the neighbouring lands, all the internal roads shall be opened for accessibility to the neighbouring sites.
13. Any conditions laid by the Authority are applicable.
14. The applicant shall handover the road area 15221.76 Sq.mtrs(26.16%), organised open space area 4698.70 Sq.mtrs (8.08%) and social infrastructure area 1460.52Sq.mtrs (2.51%) to the local body at free of cost through registered gift deed before release of final layout plans from HMDA.
15. 15.16 % of plotted area towards regular i.e. to an extent of 5579.06 Sq. mtrs in Plot Nos : 70 to 75,76 and 150 to 164 and 165 to 170 (28 plots) of Survey No. 731/p,732/p,740/p and 741/p of HARSHAGUDA VILLAGE H/o Mankhal VILLAGE ,Maheshwaram Mandal, Ranga Reddy District, Mortgaged in favour of The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, District Commercial Complex, Tarnaka, Hyderabad,Vide Document No.1955/2019Dt: 28-01-2019.
16. The applicant had handed over the road affected area to an extent of 1572Sq.yards and 10243.36 Sq.yards to the local body by virtue of registered Gift deed vide Document no:1954/2019 Dt:28/01/2019.
17. 5.46 % of plotted area towards submission of NALA conversion proceedings from RDO. i.e. to an extent of 2009.39 Sq. Mtrs in Plot Nos :77 to 85 (9 plots) of Survey No. 731/p,732/p,740/p and 741/p of HARSHAGUDA VILLAGE H/o Mankhal, Maheshwaram Mandal, Ranga Reddy District, Mortgaged in favour of The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, District Commercial Complex,Tarnaka,Hyderabad,Vide Document No.1956/2019 Dt: 28-01-2019.
18. The applicant shall submit NOC from RDO regarding conversion of Agriculture land to Non Agriculture purpose before release of final layout from HMDA.

Name : SRIDEVI KOLLI
 Registration Planning Officer
 Date : 01-Feb-2019 17: 00:55

Yours faithfully,

**For Metropolitan Commissioner
 Planning Officer**

Copy to:

1. BHASHYAM PROJECTS REPRESENTED BY ITS MANAGING PARTNER Sri.B.NAVEEN & others Flat.No.201, SRIRAMASETHUNILAYAM APTS, OPP: COMMUNITYHALL, S.R.NAGAR, HYDERABAD, TELANGANA Pin Code - 500038
2. The Sub-Registrar, Maheshwaram SRO, Rangareddy District.
3. The District Registrar, Rangareddy District.
4. The Collector, Rangareddy District.
5. The Special Officer & Comp. Authority, Urban Land Ceilings, 3rd Floor, Chandra Vihar Complex, M.J.Road, Hyderabad. - for information.