

PLANNING DEPARTMENT

Letter.No. 100609/GHSLO/Plg/HMDA/2014

Dt.30-06-2022

To

M/s. R.V.Nirmaan Pvt.Ltd,
H.No.8-2-268/1/16/B/1,
Sriniketan Colony, Road No.3,Banjara Hills,
Hyderabad -500034.

Sir,

Sub:- HMDA – Plg. Dept. – Approval of Final Layout with housing (Gated Community) consisting of 118 Villas with ground floor + 1st Floor and amenities (Club House) with stilt floor + 4 Upper Floors (with 14.95 Mtrs height) in Sy.No. 144(P), 145(P) & 146/P of Kismatpur (V), Gandipet (M), Ranga Reddy District in an extent of 41564.39 sq.mts - Approved – Reg.

- Ref:-
1. Applicant Letter dt. 05-03-2016.
 2. This office Letter no 100609/GHSLO/Plg/HMDA/2014 dt.11-04-2016.
 3. Applicant letter dt. 29-08-2016.
 4. This office letter of even no dt.25-10-2016.
 5. This office Letter no 100609/GHSLO/Plg/HMDA/2014 intimating to Pay Development charges and Other Charges and other conditions
 6. Application letter dt.01-03-2017 payment of DC charges
 7. Applicant Lr. dt. 20-03-2017 submitting Deed of Mortgage vide Document No.1978/2017, dt. 17-03-2017 and Document No. 1979 /2017 Dt 17.03.2017 in favour of M.C, HMDA along with EC vide App. No.511276, Statement No. 23919953 dt.17-03-2017 & EC vide App. No.511203, Statement No. 23919884 dt.17-03-2017 issued by Joint Sub-Registrar, Gandipet.
 8. This Office Lr.No. 100609/GHSLO/Plg/HMDA/2014 Dt. 28.03.2017.
 9. This Office Lr.No. 100609/GHSLO/Plg/HMDA/2014 Dt. 11.4.2022 submitted final layout proposal and submitted Gift Deed No. 5690/2022 Dt. 05.05.2022.
 - 10.Note orders of Metropolitan Commissioner, HMDA Dt 6.06.2022.
 - 11.This Office Lr.No. 100609/GHSLO/Plg/HMDA/2014 Dt. 14.6.2022 intimation of final DC charges.
 12. Application Letter Dt. 15.06.2022 submitted relinquishment Deed No. 7970/2022 Dt 25.06.2022.

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The proposal submitted by M/s. R.V.Nirmaan Pvt. Ltd for approval of Final Layout with housing (Gated Community) consisting of 118 Villas with ground floor + 1st Floor (1 to 118 Villas) and Amenities (Club House) with stilt floor + 4 Upper Floors (with 14.95 Mtrs height) in Sy.No. 144(P), 145(P) & 146/P of Kismatpur (V), Gandipet (M), Ranga Reddy District in an extent of 41564.39 sq.mts has been examined by this office and hereby approve the Final Layout with housing (Gated Community) under Section-14 of T.S. Urban Areas (Dev) Act, 1975, and Section-19 of HMDA Act 2008 subject to the following conditions:

1. That the Final layout now issued does not exempt the lands under reference from the purview of the T.S. Agricultural Land Ceiling Act, 1973.
2. The roads, open spaces etc., have been taken over by the Local Authority with registered deed No. 5690/2022 Dt. 05.05.2022 and also confirmed by the Local Authority vide reference 11th cited.
3. Mortgaged plots have been released vide Deed of Relinquishment No. 7970/2022 Dt 25.06.2022.

4. There will not be any revision of this Final Layout with housing under gated community, since plots have been registered in favour of third parties.
5. This permission does not bar any public agency including HMDA to acquire the lands for any public purpose as per law.
6. The Local Authority shall ensure that the roads and open spaces which are provided with necessary plantation and greenery shall be maintained by the Local Authority and they should not be any encroachment at any point of time in future.
7. If any dispute litigation arises in future, regarding the ownership of the land, site boundary etc., the applicant is responsible for the settlement of the same. HMDA or its employees shall not be a party to any such dispute litigation.
8. The HMDA reserves the right to cancel the permission if it is found that permission obtained by misrepresentation or by mistake of facts.
9. The applicant is solely responsible for ownership land disputes / boundary dispute / discrepancy / encroachments / litigations arise in future and HMDA shall not responsible at any cost.
10. The applicant shall comply the terms and conditions and to adhere as imposed in the Final Layout with housing under gated community proceedings of this office and layout rules and regulations.
11. The other general conditions are as applicable.
12. Any conditions laid by the authority are applicable.
13. No separate Occupancy Certificate is required.

You are requested to scrupulously follow the above **Final Layout Permit No. 11/LO/Plg/HMDA/2017, Date:30-06-2022** Final Layout with housing (Gated Community) consisting of 118 Villas with ground floor + 1st Floor with 6.95 Mts height and amenities (Club House) with stilt floor + 4 Upper Floors with 14.95 Mtrs height in Sy.No. 144(P), 145(P) & 146/P of Kismatpur (V), Gandipet (M), Ranga Reddy District. to an extent of 41564.39 sq.mts.

Yours faithfully,
Sd/-
for Metropolitan Commissioner
Director Planning –I

Copy to:

The Municipal Commissioner, Bandlaguda Jagir Municipal Corporation Bandlaguda

C.C. to: The Spl. Officer & Competent Authority, Urban Land Ceiling 3rd Floor,
Chandra Vihar Complex, M.J.Road, Nampally, Hyderabad.

C.C. to: The Joint Sub-Registrar, with a request to note the open spaces of
R.R. District each layout plan and not to register such
open spaces as shown in the layout plan,
which are the exclusive public property
vested with local body.

C.C. to: The District Registrar, R.R. District – for information.

C.C. to The Vice-Chairman & Managing Director
H.M.W.S&S.B, Khairtabad,
HYDERABAD

C.C. to The Chairman & Managing Director,
Central Power Distribution Company Ltd.,
Mind Compound, Back side of Secretariat,
HYDERABAD.

//t.c.f.b.o//


Divisional Accounts Officer (R)
Planning