

Proceedings of the Municipal Commissioner, Thumkunta Municipality
Medchal - Malkajgiri District
Present: Srs. Sravan Kumar
Municipal Commissioner

Proc.Roc.No.G1/767/ TMC/2021,

Dated. 05.05.2021.

Sub:- Thumkunta Municipality – Town Planning Section – Release of Draft Layout in Sy.No. 841,846,847,849,851 to 855, 857,859 to 861, 863,869,870,897 to 900,902,903,905,906,908 to 917&922 to 924 of Upperpalli-ORRG village, Shamirpet-ORRG Mandal, Medchal-Malkajgiri Dist to an extent of 1,06,106.82 Sqmts (Acres 26-8.78 Gts.) in LP.No.000187/LO/Plg/HMDA/2021, Dt.12.04.2021 Releasing Orders – Reg.

Ref:- 1. Lr.No.042782/ZOB/LT/U6/HMDA/08022021, in LP.No.000187/LO/Plg/HMDA/2021, Dt.12.04.2021 of the Hyderabad Metropolitan Development Authority, Tarnaka, Hyderabad.
2. Copy of DD No: 000644 HDFC dated 27.04.2021.

ORDER :

The Hyderabad Metropolitan Development Authority, Tarnaka, Hyderabad has approved draft Layout in Sy.No. 841,846,847,849,851 to 855, 857,859 to 861, 863,869,870,897 to 900,902,903,905,906,908 to 917&922 to 924 of Upperpalli-ORRG village, Shamirpet-ORRG Mandal, Medchal-Malkajgiri Dist in favour of **M/s. E Avenues Cyberabad LLP, Rep. by its Managing Director Mr. Saneeth Reddy Sanapalli & others** vide reference 1st cited. Accordingly, this office has approved the Draft Layout Plan No. LP.No.000187/LO/Plg/HMDA/2021, and here by released subject to the following conditions and fulfillments.

1. Plot Nos.144 to 149,171,172 to 176,177 to 185,186, 210 to 220, 221,222,223, 224 to 234, 262 to 272 & 273 to 279 (total 65 Plots) to an extent of 10010.99Sq.mts as per G.O.Ms No.276 MA, Dt.02.07.2010) are mortgaged in favour of Metropolitan Commissioner, HMDA. The applicant / layout owner / developer is hereby permitted to sell the plots other than mortgaged plots.
2. That the draft layout now issued does not exempt the lands under reference from purview of Urban Land Ceiling Act, 1976/AP Agricultural Land Ceiling Act 1973.
3. The 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 easement rights.
4. The applicant shall solely be responsible for the development of layout and in no way HMDA will take up development works.
5. The Agreement and Deed of Mortgage by conditional sale executed by the applicant in favour of HMDA is purely a measure to ensure compliance of the conditions of development of infrastructure by the applicant / developer and HMDA is no way accountable to the plot purchase in the event of default by the applicant / developer.
6. In case the applicant / developer fails to develop the layout with infrastructure facilities as specified by HMDA the area so mortgaged in favour of HMDA shall be forfeited and also the applicant / developer is liable for penal action as per provisions of HMDA Act 2008.
7. The layout development work shall consist of road formation with Black top, Storm Water Drains, providing of underground drainage lines & common septic tank / STP, internal water supply pipelines & over head tank, assured water supply source, providing electrical supply lines along with streetlights, transformer, avenue plantation, park development and rain water harvesting pits.

The details are as follows:

- a. Leveling 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).
- b. Black topping or developing the carriageway with cement concrete (as per BIS Code of Practice) of all roads including the main approach road upto the nearest existing public road.

- c. Development of drainage and channelization of nalas for allowing storm water run-off. These may be channelized in accordance requirements and in such a way as to conserve or harvest the water in nearest water body or public open space, etc.
 - d. Undertake street lighting and electricity facilities including providing of transformers.
 - e. 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.
 - f. 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.,
 - g. Undertake greenery in the Scheme / layout including avenue plantation, in public open spaces as per norms prescribed with a view to enhancing the environmental quality.
 - h. Construction of low height compound wall with Iron grill to the open spaces.
 - i. Provision of rain water harvesting pits.
8. The layout applicant is directed to complete the above developmental works within a period of **THREE (3) YEARS** as per GOMs No.276 MA, Dated 02.07.2010 and submit a requisition letter for release of mortgage plots / area which area mortgaged 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.
 9. The layout applicant shall display a board at a prominent place in the above site showing the layout pattern with permit LP No., and with full details of the layout specifications and conditions to facilitate the public in the matter.
 10. The HMDA instructed the Commissioner, to 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 Commissioner and release the plans and also ensure that area covered by roads and open spaces of the layout shall take over from the applicant, by way of Registered Gift deed free of cost, before release of layout to the applicant, after collecting the necessary charges and fees as per their rules in force.
 11. The permission does not bar any public agency including HMDA to acquire the lands for any public purpose as per law.
 12. The applicant shall solely be responsible for the development of Layout and in no way HMDA will take up development works.
 13. If there is any court case is pending in court of Law, the applicant / developer shall responsible for settlement of the same and if any court orders against the applicant / developer, the approved draft Layout withdrawn and cancelled without notice.
 14. 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.
 15. If any dispute 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.
 16. The applicant shall comply the conditions mentioned in GOMs No.33 MA, Dated 24.01.2013 and GOMs No.276 MA, dt.02.07.2010 & GOMs No.168 MA, dt.07.04.2012.
 17. The applicant shall not construct the building in any plots, till the final layout is issued by HMDA.
 18. All roads should be opened for accessibility to the neighboring sites and the applicant shall not to construct any compound wall/ fencing around the site.
 19. Any conditions laid by the authority are applicable.
 20. The applicant shall form B.T. surface before approaching for final layout.


 Municipal Commissioner
 Tumkurta Municipality
 Tumkurta Municipality

To
 M/s. E Avenues Cyberabad LLP,
 Rep. by its Managing Director Mr. Saneeth Reddy Sanapalli & others,
 Sy. No.161, Near Royal Function Hall,
 Machirevula Village, RR Dist, Telangana.
 Pincode: 500075.