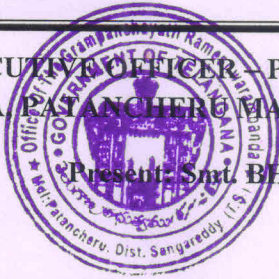


PROCEEDINGS OF THE EXECUTIVE OFFICER – PANCHAYAT SECRETARY, GRAMPANCHAYAT
RAMESHWARAMBANDA PATANCHERU MANDAL, SANGAREDDY DIST. TELANGANA



Present: Smt. BHAVANI (P.S)

Proc. No: 04/RE/2023

Dated: 01-09-2023

Sub: HMDA – Plg. Application for approval of Draft Layout with Housing under Gated Community (With Compound Wall) (without enclosing the site with compound wall) in Sy Nos. 162/A1, 162/A1/1/1, 162/A1/2, 162/A1/1/2, 162/AA2, 162/E1, 162/E2, 166/AA2, 166/E3, Rameshwaramband – ORRG1 village, Patancheru-ORRG1 Mandal, Sanga Reddy Dist. To an extent of 34924.19 sq.mtrs – Approval Accorded – Reg.

Ref: 1. Application of M/s. NIHIRA REALTORS LLP. REP. BY MIRIYALA PREETHAM AND OTHERS Dt:25-08-2023.

2. This Application No. 060465/SKP/LT/U6/HMDA/10042023, Dated 20-05-2023 intimating the DC and draft Layout Permit No: 00045/LO/Plg/HDA/2023, Dt:01-08-2023

3. Applicant's letter Dated 10th April, 2023 Submitting the Mortgage Deed No: 8279/2023 & 8280/2023, Date: 27-06-2023 executed at Joint Sub-Registrar-2 Ranga Reddy (RO) and Statement of Encumbrance on Property before mortgage & after Mortgage.

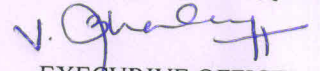
ORDER:

The above proposal has been examined and Sanction is accorded for construction of Housing Under Gated Community (with Compound Wall) in Sy. Nos: 162/A1, 162/A1/1/1, 162/A1/2, 162/A1/1/2, 162/AA2, 162/E1, 162/E2, 166/AA2, 166/E3, Rameshwaramband – ORRG1 village, Patancheru-ORRG1 Mandal, Sanga Reddy Dist. To an extent of 34924.19 sq.mtrs.

Subject to the following Conditions:

1. The applicant shall not be permitted to sale the units and area which are mortgaged in favour of M.C. HMDA i.e., from the Plot Nos: 39, 48, 116, 117, 70, 97, 98, 99 and 100 to an extent of 1,471.48 Sq.Mtr (10%) Sqm Vide Document No: 8279/2023 & 8280/2023 dated: 27-06-2023.
2. That the draft layout with housing 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. 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.
4. 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 & Hydro Pneumatic System for water supply source, providing electrical supply lines along with street lights, transformer, avenue plantation, park development and rain water harvesting pits. The details are as follows:
5. 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).
6. Black topping or developing the carriage way with cement concrete (as per BIS Code of Practice) of all roads including the main approach road up to the nearest existing public road.
7. Development of drainage and channelization of NALAs for allowing storm water run-off.
8. Undertake street lighting and electricity facilities including providing of transformers.
9. Provision of Independent sewerage disposal system and protected water supply system. These shall be in exclusive area over and not part of the mandatory open spaces.
10. 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.
11. 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.
12. Provision of rain water harvesting pits per Acre minimum four numbers.
13. The Applicant / Developer / is directed to complete the above developmental works within a period of Six (6) YEARS as per G.O. MS. No: 276 MA Dated 02-07-2010 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.

To,
Sri. MIRIYALA PREETHAM, S/o. Sri. M. Ch. Raghava Rao.
Copy to:


EXECUTIVE OFFICER
GRAMPANCHAYAT RAMESHWARAMBANDA
PANCHAYATH SECRETARY
Grampanchayath Rameshwarambanda
Patancheru Mandal
Sangareddy Dist., Telangana



OFFICE OF THE GRAMPANCHAYAT, RAMESHWARAMBANDA
VILLAGE, PATANCHERU MANDAL, SANGAREDDY.

Present: Smt. BHAVANI (P.S)

Proc. No: 04/RB/2023

Dated: 25-08-2023

Sub: HMDA – Plg. Application for approval of Draft Layout with Housing under Gated Community (With Compound Wall) (without enclosing the site with compound wall) in Sy Nos. 162/A1, 162/A1/1/1, 162/A1/2, 162/A1/1/2, 162/AA2, 162/E1, 162/E2, 166/AA2, 166/E3, Rameshwaramband – ORRGC village, Patancheru-ORRGC1 Mandal, Sanga Reddy Dist. To an extent of 34924.19 sq.mtrs – Approval Accorded – Reg.

Ref: 1. Application of M/s. NIHIRA REALTORS LLP. REP. BY MIRIYALA PREETHAM AND OTHERS Dated: 25-08-2023.

2. This Application No. 060465/SKP/LT/U6/HMDA/10042023, Dated 20-05-2023 intimating the DC and draft Layout Permit No: 00045/LO/Plg/HDA/2023, Dated 01-08-2023.

3. Applicant's letter Dated 10th April, 2023 Submitting the Mortgage Deed No: 8279/2023 & 8280/2023, Date: 27-06-2023 executed at Joint Sub-Registrar-2 Ranga Reddy (RO) and Statement of Encumbrance on Property before mortgage & after Mortgage.

With reference to the subject matter cited, the draft layout Housing permission with Gated Community represented by NIHIRA REALTORS LLP by Mr. Miriyala preetham and others is hereby informed that the HMDA has forwarded the technical approved proposal construction of layout housing with Gated Community plan in Sy. No. 162/A1, 162/A1/1/1, 162/A1/2, 162/A1/1/2, 162/AA2, 162/E1, 162/E2, 166/AA2, 166/E3; to an extent of 34924.19 sq.mtrs; Plot Nos: 01 to 130 at Rameshwaramband – ORRGC village, Patancheru-ORRGC1 Mandal, Sanga Reddy Dist.

Therefore, Sri. Miriyala Preetham and others is hereby informed to pay the below mentioned fee to the Grampanchayat, Rameshwaramband, Patancheru Mandal.

Construction Application Fee: Rs. 6,86,289/-

After payment of Rs. 6,86,289/- (Rs. Six lakhs Eighty Six thousand Two hundred eighty nine only), the permission letter will be released with administration Sanction. The fee is payable in favour of Rameshwarambanda Village Grampanchayat.

EXECUTIVE OFFICER
GRAMPANCHAYAT RAMESHWARAMBANDA
PATANCHERU (M), SANGAREDDY (DT)

To

Sri. MIRIYALA PREETHAM, , S/o. Sri. M. Ch. Raghava Rao.

PANCHAYATH SECRETARY
Grampanchayath Rameshwarambanda
Patancheru Mandal
Sangareddy Dist., Telangana