



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY
Swarnajayanthi Commercial Complex,
Amecrpct, Hyderabad – 500 038.

Date:13-05-2022

Proc.No. 2975/MED/PLG/HMDA/2021

To
The Commissioner,
Dundigal Municipality,
Dundigal-Gandimaisamma Mandal,
Medchal-Malkajgiri-District.

Sir,

Sub:- HMDA- Plg. Dept- Medchal Zone – Approval of Layout with Housing in Sy.Nos.201P, 202P, 203P, 204,205,206,207,208 and 212P of Gagilapur Village, Dundigal-Gandimaisamma Mandal, Medchal-Malkajgiri District to an extent of Ac.70-20 gts – Approval Accorded - Reg.

- Ref: 1.Application of M/s Venkata Praneeth Developers Pvt Ltd dt: 24.11.2021.
2. This office letter of even no dt. 18.01.2022, intimation of DC, PC & other charges.
3. Application of M/s Venkata Praneeth Developers Pvt Ltd, dt. 19.01.2022, requesting for installments.
3. This office letter of even no dt. 24.03.2022, intimation of DC, PC & other Charges in Installments.
4. Applicant letter dt. 22.04.2022, payment of 1st installment and submitted 3 post dated cheques for remaining installments and executed mortgage in favor of M.C. HMDA vide Doc.Nos. 4479/2022, dt. 08.02.2022 & 4564/2022, dt. 09.02.2022 and submitted Gift Deed towards the approach road vide Doc.No. 4480 of 2022, dt. 08.02.2022 along with confirmation letter.No.G1/5525/TPS/DUN/MPL/2022, dt. 26.02.2022 and another letter no. GPGP/2022, dt. 09.03.2022 from Gaddapotharam G.P. Office.

Vide reference 1st cited, M/s Venkata Praneeth Developers Pvt Ltd has applied for Layout with Housing in Sy.Nos.201P, 202P, 203P, 204,205,206,207,208 and 212P of Gagilapur Village, Dundigal-Gandimaisamma Mandal, Medchal-Malkajgiri District to an extent of Ac.70-20 Gts. The application of the individual has been scrutinized and approval is accorded with following conditions.

The applicant has submitted Deed of Mortgage executed in favour of the Metropolitan Commissioner, HMDA for Villa Nos. A-33 to A-35, A-51 to A-53, A-74 to A-76, A-92, A-93, A-113, A-132, A-149, A-168, A-183, A-202, B-16 to B-21, B-58, B-59, B-94, B-95, B-126, B-127, B-154, B-155, B-258 to B-263, B-280, B-281, B-300, B-301, B-320, B-321, B-340 and B-341 (Total – 45 Villas) to an extent of 8840 Sq.Yds and Villa.Nos. A-91, A-114, A-115, A-130, A-131, A-150, A-151, A-166, A-167, A-184, A-185, A-200, A-201, B-56, B-57, B-60, B-61, B-92, B-93, B-96, B-97, B-124, B-125, B-128, B-129, B-152, B-153, B-156, B-157, B-278, B-279, B-282, B-283, B-298, B-299, B-302, B-303, B-318, B-319, B-322, B-323, B-338, B-339, B-342, B-343 (Total 45 Villas) to an extent of 8420 Sq.Yds as per G.O.Ms.No.276 MA dt.02-07-2010 vide Document No. 4479/2022, dt. 08.02.2022 and 4564/2022, dt. 09.02.2022 respectively.

The applicant has submitted the layout plan to an extent of Ac.70-20 Gts. and the same is hereby approved in **Draft Layout Permit No. 17/LO/Plg/HMDA/2022, dt:13-05-2022** and hereby communicated subject to the following conditions:

1. 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.
2. The applicant shall not be permitted to sale the villas and area which is mortgaged in favour of M.C., HMDA i.e., from the Villa Nos. A-33 to A-35, A-51 to A-53, A-74 to A-76, A-92, A-93, A-113, A-132, A-149, A-168, A-183, A-202, B-16 to B-21, B-58, B-59, B-94, B-95, B-126, B-127, B-154, B-155, B-258 to B-263, B-280, B-281, B-300, B-301, B-320, B-321, B-340 and B-341 (Total – 45 Villas) to an extent of 8840 Sq.Yds and Villa.Nos. A-91, A-114, A-115, A-130, A-131, A-150, A-151, A-166, A-167, A-184, A-185, A-200, A-201, B-56, B-57, B-60, B-61, B-92, B-93, B-96, B-97, B-124, B-125, B-128, B-129, B-152, B-153, B-156, B-157, B-278, B-279, B-282, B-283, B-298, B-299, B-302, B-303, B-318, B-319, B-322, B-323, B-338, B-339, B-342, B-343 (Total 45 Villas) to an extent of 8420 Sq.Yds.

3. This permission of developing the land shall not be used as proof of the title of the land.
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 & Deed of Mortgage by conditions 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 purchaser in the event of default by the applicant / developer.
6. 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 is liable to take criminal action against such applicant / developers as per provisions of HMDA Act, 2008.
7. 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. 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 up to the nearest existing public road.
 - c. Development of drainage and channelization of nallas for allowing storm water run-off. 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.
 - 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.
 - g. 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.
 - h. 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.
 - i. Construction of low height compound wall with Iron grill to the open spaces.
 - j. Provision of rain water harvesting pits.
8. The layout applicant is directed to complete the above developmental works within a period of **Six (6) YEARS** as per G.O.Ms.No.7 dt:05-01-2016 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.
9. 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.
10. The Commissioner, Dundigal Municipality 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 Municipality.
11. The Commissioner, Dundigal Municipality 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.
12. The permission does not bar any public agency including HMDA to acquire the lands for any public purpose as per law.
13. The applicant shall solely be responsible for the development of Layout and in no way HMDA will take up development works.

14. 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 easement rights.
15. 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.
16. 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.
17. 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.
18. The applicant shall maintain 40 feet wide peripheral road in order to provide access to the neighboring lands.
19. 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.
20. The applicant shall comply the conditions mentioned in G.O.ms.No.33 MA dt.24.01.2013 and G.O.Ms.No.276 MA dt.02.07.2010 & G.O.Ms.No. 168 MA dt:07-04-2012.
21. The applicant shall construct all houses in the layout plots as approved by HMDA before release of final layout.
22. The applicant shall approach HMDA for issue of Final Layout after the completion of the Development works/construction as per approved plan in stipulated period.
23. Any conditions laid by the authority are applicable.
24. The lake to be adopted for development & maintainace by the Layout applicant.

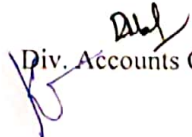
Yours faithfully
Sd/-
for Metropolitan Commissioner

Copy to:

1. M/s Venkata Praneeth developers Pvt Ltd,
Plot.No.40, Shutter.No.09,
2-37/PR/1/B, Pranav Complex,
Praneeth Nagar, Mallampet Village,
Dundigal-Gandimaisamma Mandal,
Hyderabad – 500090.
2. The Joint Sub-Registrar-Quthbullapur,
Medchal-Malkajgiri District.
3. The District Registrar, Medchal-Malkajgiri District.
4. The Collector, Medchal-Malkajgiri District.
5. The Spl.Officer & Comp. Authority, Urban Land Ceilings,
3rd floor, Chandra Vihar Complex, M.J.Road, Hyderabad.

} for information

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Div. Accounts Officer