

**HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY**

District Commercial Complex, Administrative 'L' - Block,
Tarnaka, Hyderabad – 500 007.

Letter No.105669/LO/ORRGC/Plg./HMDA/2013**Date:14-06-2017**

To
The Executive Authority,
Rampally Diara Gram Panchayath,
Rampally Village,
Keesara Mandal,
Medchal District.

Sir,

Sub:- HMDA- Plg.Dept.- ORRGC - Draft Residential Layout Plan with open plots in Sy.Nos.687/P, 688/P & 689/P of Rampally (V), Keesara (M), Medchal Dist, to an extent of Ac. 10.96 Gts or 44346.07 Sq.mts – Approval Accorded - Reg.

Ref:- 1. Application dt. 17.12.2013 of applicant.
2. This office letter of even no dt. 17.02.2014.
3. Applicant letter dt. 18.06.2014.
4. This office letter of even no dt. 12.12.2014, Intimating the Dc & PC Charges.
5. This office letter revised intimation of DC & PC charges dt. 10.12.2015.
6. Applicant letter dt. 17.07.2016.
7. This office letter of even no dt. 08.11.2016.
8. Applicant letters dt. 14.11.2016 & 25.01.2017.
9. Applicant letter dt. 10.04.2017.
10. This office letter of even no dt. 15.04.2017. Intimating the Development Charges.
11. Note orders of Metropolitan Commissioner dt. 24.04.2017.
12. Applicant letter Lr.dt.03-05-2017 remitting DC Charges & letter dt. 27.05.2017 submitting Deed of Mortgage vide Document Nos.2250/2017 & 2249/2017, dt. 25-05-2017 in favour of M.C, HMDA along with EC vide App. No. ECM0217204469503, Statement No. 26384933, dt.06.06-2017 issued by Sub-Registrar, Keesara, Medchal Malkajgiri Dist.

It is to inform that, in the reference 1st cited, M/s. Modi Shelteers Pvt Ltd has applied to HMDA for development of Draft Residential Layout Plan with open plots in Sy.Nos. 687/P, 688/P & 689/P of Rampally (V), Keesara (M), Medchal Dist, to an extent of **Ac. 10.96 Gts or 44346.07 Sq.mts.** has been scrutinized and approval accorded with following conditions.

The applicant submitted Deed of Mortgage executed in favour of the Metropolitan Commissioner, HMDA for **Plot Nos. 41 to 60, 69 & 70 to an extent of 3834.13 Sq.Ymtrs. (Total 22 Plots)** as per G.O.Ms.No.276 MA dt.02-07-2010. Additionally the applicant has mortgaged Plot No. 132 to an extent of **1284.50 Sq.mtrs** towards Nala(NOC) and the same may be released upon submission of Nala NOC from RDO vide Document Nos. 2250 of 2017 & 2249 of 2017, dt. 25.05.2017.

The applicant has submitted the layout plan to an extent of **Ac. 10.96 Gts or 44346.07 Sq.mts.** and the same is hereby approved in **Draft Layout Permit No.29/LO/Plg/HMDA/2017, Date: 14-06-2017** 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 plots and area which is mortgaged in favour of M.C., HMDA i.e., from **Plot Nos. 41 to 60, 69 & 70 to an extent of 3834.13 Sq.Ymtrs. (Total 22 Plots)** as per G.O.Ms.No.276 MA dt.02-07-2010. Additionally the applicant has mortgaged Plot No. 132 to an extent of **1284.50 Sq.mtrs** towards Nala(NOC) and the same may be released upon submission of Nala NOC from RDO vide Document Nos. 2250 of 2017 & 2249 of 2017, dt. 25-05-2017.

3. 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.
4. This permission of developing the land shall not be used as proof of the title of the land.
5. The applicant shall solely be responsible for the development of layout and in no way HMDA will take up development works.
6. The 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.
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. 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).
 - 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 nalas 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.
9. 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.
10. 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.
11. The Commissioner / 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.
12. The Commissioner / 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 Commissioner.

13. The Commissioner / 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.
14. The permission does not bar any public agency including HMDA to acquire the lands for any public purpose as per law.
15. The applicant shall solely be responsible for the development of Layout and in no way HMDA will take up development works.
16. 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.
17. 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.
18. 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 be cancelled and withdrawn without notice and action will be taken as per law.
19. 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 Commissioner.
20. 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.
21. 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:11-03-2012.
22. The applicant / developer should hand over the open space area pocket wise: 2965.25 Sq.mtrs & Social Infrastructure area: 982.44 Sq.mtrs. and roads area: 9511.70 Sq.mtrs. to the Local Body at free of cost, by way of Registered Gift deed before release of the Final Layout plan from HMDA.
23. 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.
24. 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.
25. Any conditions laid by the authority are applicable.

Encl: Two plans

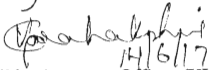
Yours faithfully,
Sd/-
for Metropolitan Commissioner
Director Planning-II

Copy to:

1. M/s Modi Shelters Pvt Ltd,
4th floor, Ashoka Hi-Tech Chambers,
8-2-120/76/1/B/16,17,18,
Road No. 2, Banjara Hills,
Hyderabad – 500-034.
2. The Sub-Registrar, Keesara,
Medchal Malkajgiri District.
3. The District Registrar, Medchal Malkajgiri District.
Near ORR, Keesar, Secenderabad, Telangana- 501301
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

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


Div. Accounts Officer (VL), HMDA.