



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

District Commercial Complex, Administrative 'L' - Block,

Tarnaka, Hyderabad – 500 007.

Planning Department

Application No.

015644/SKP/LT/U6/HMDA/26092018

Date: 06 December, 2018

To,

The Executive authority,
Inole Gram panchayath/ Nagarapanchayath,
Patancheruvu Mandal,
Sanga reddy District.
The Executive authority,
Indresham Gram panchayath/ Nagarapanchayath,
Patancheruvu Mandal,
Sanga reddy District.

Sir, ·

Sub:-HMDA- PIg Application for approval of Draft Layout Open Plot (without enclosing the site with compound wall) in Sy.Nos.

74/1,74/2, 78, 79, 80, 81/A1, 81/A2, 81/AA, 81/E, 82/A, 82/AA, 82/E, 82/EE, 84, 85, 86/VU,, 86/VUU, 86/RUU, 86, 87/AA, 87/E1, 87/E2, 192, 192/LU1 OF INOLE VILLAGE, AND 329, 330, Inole Village, Patancheruvu Mandal, Sanga

ReddyDist. to an extent of 126387.74 Sq.m - Approval Accorded - Reg.

Ref: 1. Application of SILPA & ASSOCIATE AGRO RESEARCH FARMS JV & OTHERS:- REP BY ITS., 1. SRI.B.NAGESWARA REDDY AND 2.SRI.V.VENKATESWARA RAJU, Dated: 26 September, 2018.

- 2. This Application No. 015644/SKP/LT/U6/HMDA/26092018, Date 13 November, 2018, intimating the DC.
- Applicant's letter Date 26 September, 2018 submitting the Mortgage Deed No 46447-2018, Date: 27/11/2018
 executed at Joint Sub- Regitrar-2 Ranga reddy (RO) and Statement of Encumbrance on Property before mortgage & after
 mortgage

It is to inform that, in the reference 1st cited, SILPA & ASSOCIATE AGRO RESEARCH FARMS JV & OTHERS:- REP BY ITS., 1. SRI.B.NAGESWARA REDDY AND 2.SRI.V.VENKATESWARA RAJU has applied to HMDA for development of Draft Layout Open Plot in Sy.Nos. 74/1,74/2, 78, 79, 80, 81/A1, 81/A2, 81/AA, 81/E, 82/A, 82/AA, 82/E, 82/EE, 84, 85, 86/VU, 86/VUU, 86/RUU, 86, 87/AA, 87/E1, 87/E2, 192, 192/LU1 OF INOLE VILLAGE, AND 329, 330, situated at Inole (V), Patancheruvu (M), Sanga Reddy to an extent of 126387.74 Sq.Mt

The above proposal has been examined under the provisions of section-18,19 & 20 of HMDA Act 2008 and also in accordance with the Statutory master plan / Zonal Development plans along with existing G.Os, Rules and Regulations which are in force. The applicant has paid all required fees and charges to HMDA.

Vide reference 3 the applicant has submitted Deed of Mortgage executed in favour of the Metropolitan Commissioner, HMDA for Plot No. 133 TO 148, 351 TO 366 & 367 TO 396 as per G.O.Ms.No.276 MA dt.02-07-2010 vide Doc no 46447-2018, Date: 27/11/2018.

The applicant has submitted the layout plan duly demarcating on ground and showing the proposed road network, plotted area and open spaces in the said layout area, to an of 126387.74. Sq.Mt with 133 TO 388, 351 TO 366 & 367 TO 396 no of plots along with the existing measurements of the plot area on ground. The same is hereby examined and approval in draft Layout Permit No. 000260/LO/Plg/HMDA/2018, dt.06 December, 2018.

The land analysis of the Draft Layout Approved is as follows:

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Application No.: 015644/SKP/LT/U6/HMDA/26092018 Dated: 06 December, 2018

Sr no	Area	Sq.Mtrs
1	Total Site area	133141.5
2	Master plan Road affected area	6753.76
3	Net Site Area	126387.74
4	Plotted area	72664.65
	Open space	
5	(i) Park	10341.62
	(ii) Social Infrastructure	3162.58
э 6	Layout Road Area	40154.48
7	Amenities area	
8	Any Other	(

General Conditions:

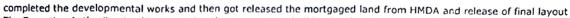
- . The applicant shall not be permitted to sale the plots and area which is mortgaged in favour of M.C., HMDA i.e., from the Plot Nos. 133 to 148,351 to 366& 367 to 396 (total 46 number of plots) to an extent of 11039.81 Sqm
- That the draft layout now issued does not exempt the lands under reference from purview of Urban Land Ceiling Act, 1976 / A.F Agricultural Land Ceiling Act, 1973.
- This permission of developing the land shall not be used as proof of the title of the land. 3.
- . The 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
- 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
- All roads should be opened for accessibility to the neighbouring sites and the applicant shall not to construct any compound 6. wall/fencing around the site.
- 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.
- 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 . 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).
- 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.
- 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.
- Undertake street lighting and electricity facilities including providing of transformers.
- 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
- 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.
- 16. 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
- 17. 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, oper
- 18. 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
- 19. The applicant shall construct all houses in the layout plots as approved by HMDA before release of final layout.

Additional/Other:

. The 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 provide and the cation No.: 015644/SKP/LT/UG/HMDA/26092018 Dated: 06 December, 2018

Application No.: 015644/SKP/LT/U6/HMDA/26092018 Dated: 06 December, 2018

Page 5 of 6



- 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.
- The applicant shall solely be responsible for the development of layout and in no way HMDA will take the relepment works. 3.
- The permission does not bar any public agency including HMDA to acquire the lands as are public purpose as per law
- The applicant shall solely be responsible for the development of Layout and in toway HMDA will take up development works.
- 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.
- If there is any misrepresentation found in the file, the draft layout shall be cancelled without any notice.
- If there is any court case pending, the applicant / developer shall be responsible for settlement the sampand if any ther court orders against the applicant / developer, the approved draft Layout will be will follow and some life will out notice.

 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.
- 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,
- If any disputes / litigation arises in future, regarding the ownership of a land, schedule of boundaries etc., the applicant shall responsible for the settlement
- If the land is declared as surplus / Government in future, the same shall vest in the Government and layout proceedings automatically stands void. The charges already remitted to HMDA shall stand forfeited and the applicant cannot claim for refund of the same.
- 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.22.07.2010 & G.O.Ms.No. 168 MA dt:07-04-2012
- 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,
- The applicant should not construct the compound wall around the site u/r and also not to block the roads, so as to provide access to the neighbouring lands, all the internal roads shall be opened for accessibility to the neighbouring sites.
- . Any conditions laid by the Authority are applicable
- 17. 15.19% of plotted area mortgaged i.e. 11039.81 Sq. Mtrs in Plot Nos. 133 to 148,351 to 366& 367 to 396 (total 46 number of plots) Mortgaged in favour of The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, District Commercial Complex, Tarnaka, Hyderabad, Vide Document No. 46447 of 2018 Dt: 26/11/2018.
- The applicant shall handover the Layout roads area 40154.48 Sq.mtrs (31.77 %), Open space area 10341.62 Sq.mtrs (8.18 %)Social infrastructure area 3162.58 Sq.mtrs (2.50 %)to the Local Body before release of Final Layout plans by HMD

Yours faithfully.

MBHOOM INFRADENTE OF FRESPVT. LTD

For Metropolitan Commissioner **Planning Officer**

Sanga reddy District.

SILBA & ASSOCIATE AGRO RESEARCH FARMS JV & OTHERS:- REP BY ITS., 1. SRI.B.NAGESWARA REDDY AND 2.SRI.V.VENKATESWARA RAJU PLOT NO.57, 3RD FLOOR, VENKAT SAI BUILDERS, PHASE-1, KAVURI HILLS, MADHAPUR, HYDERABAD, HYDERABAD, TELANGANA Pin Code - 500081 The Sub-Registrar, Sangareddy SRO,

3. The District Registrar, Sanga reddy District. 4. The Collector, Sanga reddy District.

5. The Special Officer & Comp. Authority, Urban Land Ceilings,

3rd Floor, Chandra Vihar Complex, M.J.Road, Hyderabad. - for information. - for information.

Application No.: 015644/SKP/LT/U6/HMDA/26092018 Dated: 06 December, 2018

Page 6 of 6