



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/VUU,, 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.

3. Applicant's letter Date **26 September, 2018** submitting the Mortgage Deed No **46447-2018**, Date: **27/11/2018** executed at Joint Sub- Registrar-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/VUU,, 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 148, 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/Pig/HMDA/2018**, dt.06 December, 2018.

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

For SUVARNA BHOO MI INFRA DEVELOPERS PVT.LTD.
Managing Director

- completed the developmental works and then got released the mortgaged land from HMDA and release of final layout
2. 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.
 3. The applicant shall solely be responsible for the development of layout and in no way HMDA will take up development works.
 4. The permission does not bar any public agency including HMDA to acquire the lands for any public purpose as per law
 5. The applicant shall solely be responsible for the development of Layout and in no way HMDA will take up development works.
 6. 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.
 7. If there is any misrepresentation found in the file, the draft layout shall be cancelled without any notice.
 8. If there is any court case pending, the applicant / developer shall be responsible for settlement of the same and if any there are court orders against the applicant / developer, the approved draft Layout will be withdrawn and cancelled without notice.
 9. 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.
 10. 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.
 11. If any disputes / litigation arises in future, regarding the ownership of a land, schedule of boundaries etc., the applicant shall responsible for the settlement
 12. 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.
 13. 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
 14. 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.
 15. 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.
 16. 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.
 18. 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,

For SUVARABHOOMI INFRA DEVELOPERS PVT. LTD.

 Managing Director

For Metropolitan Commissioner
 Planning Officer

Copy to:

- SILPA & ASSOCIATE AGRO RESEARCH FARMS JV & OTHERS:- REP BY ITS., I.
 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,
 Sanga redy District.
 3. The District Registrar, Sanga redy District.
 4. The Collector, Sanga redy District.
 5. The Special Officer & Comp. Authority, Urban Land Ceilings,
 3rd Floor, Chandra Vihar Complex, M.J.Road, Hyderabad. - for information. - for information.