

# PROCEEDINGS OF THE COMMISSIONER, ADIBATLA MUNICIPALITY

RANGA REDDY DISTRICT.

PRESENT: Sri. G. RAJENDER KUMAR,  
COMMISSIONER.

Proc.Roc.No.G1/253/67/LO/2018-19.

Dated. 15.03.2019.

Sub: Adibatla Municipality- Town Planning - HMDA Sanctioned Draft Residential Layout Plan with open plots in Sy.Nos.284/A &285 situated at Mangalpally Village, Ibrahimpatnam Mandal, Ranga Reddy Dist to an extent of Ac. 10.13guntas - Full fill the conditions and pay the layout fees - Intimation - Reg.

Ref: LP.No.02/LO/Plg/HMDA/2018, Dt.27.01.2018. of the Hyderabad Metropolitan Development Authority, Tarnaka, Hyderabad

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## ORDER:

The Hyderabad Metropolitan Development Authority, Tarnaka, Hyderabad has approved draft Layout in Sy.No. 284/A &285, of Mangalpally Village, Ibrahimpatnam Mandal, Ranga Reddy Dist. In favour of **R.Venkateshwar Rao**, vide reference cited. Accordingly this office has approved the Draft Layout Plan No. 02/LO/Plg/HMDA/2018 and here by released subject to the following conditions and fulfillments.

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., developable area from in **45 TO 51, 52, 60, TO 68 (Total 17 plots) out of Ac. 10.13guntas.**
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 application / development 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

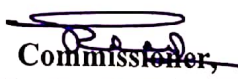
along with street lights, transformer, avenue plantation, park development and rain water harvesting pits. The details are as follows:

- a. 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 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.
  - f. 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.,
  - g. 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.
  - h. Construction of low height compound wall with Iron grill to the open spaces.
  - i. 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 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 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.
13. The permission does not bar any public agency including HMDA to acquire the lands for any public purpose as per law.
14. The applicant shall solely be responsible for the development of Layout and in no way HMDA will take up development works.
15. 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.
16. 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 is withdrawn and cancelled without notice.
17. The Layout development work shall 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.

18. 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 (under H.T lines not to provide and compound wall as per the electricity board norms and to provide Greenery under H.T line.
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 handover the area affected due to earmarked for roads (excluding roads effected) area 2146 Sq Yards open area 3875 Sq Yards, Social infrastructure 1232 Sq. Yards through registered gift deed to the local body , free of cost before the release of final layout.
21. The applicant handedovered the piece and parcel of open land proposed road area connecting the Mangalpally and Pocharam road to an extent of 618 Sq yards equivalent to 516.7 Sq Mtrs through gift deed **Doc.9249/2017 Date. 03-11-2017.**
22. 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.  
The applicant / developer should handover the open space / (15.13%) and developable area 5650.13 sq.mts. i.e. form plots in 45 TO 51, 52,60, TO 68 (Total 17 plots). of **Sy No 284/a,&285** situated at Mangalpally Village , Ibrahimpattanam Mandal, Ranga Reddy Dist mortgaged in favour of MC. HMDA vide **Doc.11265/2017 Date. 12.12.2017.**
23. 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 neighboring lands.
24. 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.
25. The applicant shall not allow to amalgamate the EWS & LIG plots for sale for building construction which shall be allowed to sell only to an individual for building construction to accommodate the needs to achieve the social mix in the projects the shelter to economically weaker sections and lower income groups, as per the planning parameters under the provisions of National Housing policy 2007 and JNNURM reforms.
26. In compliance to this office notice applicant has paid Rs. 2,86,440=00 through Challan No.4795 **Date.08.03.2019.**
27. Any conditions laid by the Authority are applicable.

To  
R.Venkateshwer Rao S/o Late Narayana Rao.  
H No.1-31-922, Sri Sai Nagar Bank Colony,  
Kanajiguda, Secunderabad.

  
**Commissioner,**  
**Adibatla Municipality .**

G.I. → 15/3