

PROCEEDINGS OF THE COMMISSIONER, THUKKUGUDA MUNICIPALITY, RANGA REDDY DISTRICT.

**PRESENT: SRI R. GNANESHWAR,
COMMISSIONER.**

Proc.No.G1/4092/TM/RR/2019

Date: 02.01.2020

Sub: Municipal Administration Department –Thukkuguda Municipality – Town Planning Section – Release of Draft Layout in Sy Nos.813/part, 815/part of Mankal ORRGC Village, Maheswaram ORRGC Mandal, Ranga Reddy District to an extent of 42795.79Sq.Mtrs. - Orders – Issued.

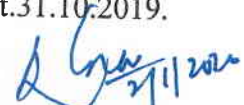
Ref: 1. Lr.No.028191/ZA/LO/U6/HMDA/17092019, Dt.18.11.2019 received from Hyderabad Metropolitan Development Authority, Tarnaka, Hyderabad.
2. This Office even intimation No., Dt.26.12.2019.
3. Rs.2,56,775/- paid through Treasury Challon No.0190139021, Dt.30.12.2019.

ORDER:

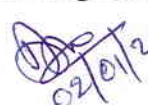
The Hyderabad Metropolitan Development Authority, Tarnaka, Hyderabad has approved draft Layout to an extent of 42795.79Sq.Mtrs. in Sy Nos.813/part, 815/part of Mankal ORRGC Village, Maheswaram ORRGC Mandal, Ranga Reddy District in favour of M/s Pavan Life Space Developers rep. by its Managing Partner K.Surya Pavan Reddy & others under reference 1st cited. Accordingly this office has issued an intimation under reference 2nd cited for payment of layout fee for release of draft layout. In compliance to this office intimation under reference 2nd cited, the individuals remitted the layout fee and requested to release the draft layout under reference 3rd cited. The Draft Layout vide Permit No.000342/LO/Plg/HMDA/2019, Dt.18.11.2019 is here by released subject to the following conditions and fulfillments.

1. The applicant shall not be permitted to sale the plots and area which is mortgaged in favour of MC HMDA i.e. from the Plot Nos.146 - 160 & 173 – 178 (21 plots) to an extent of 4120.70 Sq.Mtrs.
2. That the draft layout now issued does not exempt the lands under reference from purview of ULC Act. 1976 / A.P. Agricultural Land Ceiling Act.1973.
3. The permission of developing the land shall not be used as proof of the title of the land.
4. The applicant / layout owner / developer is here by permitted to sell the plots other than mortgaged plots which are mortgaged in favour of MC, HMDA.
5. 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.
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 to 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 upto the nearest existing public road.
c. Development of drainage and channelization of nalas for allowing storm water run-off.
d. 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.
e. Undertake street lighting and electricity facilities including providing of transformers.
f. 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. 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.
- i. 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.
- j. Provision of rain water harvesting pits.
8. The layout applicant is directed to complete the above developmental works within a period of THREE (3) YEARS as per GOMs No.276 MA, Dated 02.07.2010 and submit a requisition letter for release of mortgage plots / area which area mortgaged 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 LP No., and with full details of the layout specifications and conditions to facilitate the public in the matter.
 10. The applicant shall solely be responsible for the development of layout and in no way HMDA will take up development works.
 11. The permission does not bar any public agency including HMDA to acquire the lands for any public purpose as per law.
 12. The applicant shall solely be responsible for the development of Layout and in no way HMDA will take up development works.
 13. 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.
 14. If there is any misrepresentation found in the file, the draft layout shall be cancelled without any notice.
 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. 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.
 18. 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.
 19. The applicant shall comply the conditions mentioned in GOMs No.33 MA, Dated 24.01.2013 and GOMs No.276 MA, dt.02.07.2010 & GOMs No.168 MA, dt.07.04.2012.
 20. The applicant shall not construct the building in any plots till the final layout is issued by HMDA.
 21. The applicant should not construct the compound wall around the site u/r and also not to lock the roads, so as to provide access to the neighboring lands, all the internal roads shall be opened for accessibility to the neighboring sites.
 22. Any conditions laid by the Authority are applicable.
 23. The applicant should handover the road area 11346.39 Sq.Mtrs (26.51%), organized open space area 3567.98 Sq. Mtrs (8.34%) and social infrastructure area 1070.18 Sq. Mtrs (2.50%) to in favor of Commissioner, Thukkuguda Municipality through registered gift deed Doc.No.34529/2019, Dt:23.12.2019.
 24. 15.37% of developable area i.e. from Plot Nos.146 – 160 and 173 – 178 (21 plots) to an extent of 4120.70 Sq. Mtrs of Sy.No.813P of Thukkuguda Municipality, Mankhal (V), Maheshwaram (M), Ranga Reddy District, Mortgaged in favour of the Metropolitan Commissioner, HMDA vide Mortgage Deed No.29622/2019, Dt.31.10.2019.


Commissioner,
Thukkuguda Municipality

To
M/s Pavan Life Space Developers
rep. by its Managing Partner
K.Surya Pavan Reddy & others,
H.No.8-2-684/3K/38, First Floor,
K.R.Chambers, Kaushik Society,
Road No.12, Banjara Hills,
Hyderabad – 500 034.


02/01/2020