

Planning Department

Lr.No. 204809/LO/Plg/HMDA/2015

Date: 05-02-2019

To
The Commissioner,
Thukkuguda Municipality,
Maheshwaram Mandal,
Ranga Reddy District

Sir,

Sub: HMDA– Planning Department-SHZ- Proposal for Approval of final layout with open plots in Sy.No.73/P & 74/P of Bagh Mankhal village, Maheshwaram Mandal, Ranga Reddy District in an extent of 74294.90 sq.mtrs - Final Layout Approved - Reg.

- Ref:
1. Application of M/s Kavuri Hills & Developers, dt:23.12.2015.
 2. This office Lr.No. even dt:22.08.2016 intimation of DC in installment .
 3. Application dt:21.09.2016 remitted the DC charges & Submitting the post-dated cheques.
 4. Application dt:22.10.2016 submitting Agreement & Deed of Mortgage vide Doc.No.27531/2016, dt:30.09.2016 in favour of M.C., HMDA.
 5. This office Lr.No. 204809/LO/Plg/HMDA/2015, dt:02.12.2016 draft layout issued.
 6. Application dt:24.10.2018 requested to release the final layout.
 7. This office Lr.No. even dt:01.12.2018 intimation of final DC issued.
 8. Application dt:24.12.2018 remitted the Final DC amount and submitted Gift Settlement Deed vide Doc.No.8865/2018, dt:30.05.2018, Doc. No. 20068/2018, dt:24.10.2018 & Doc.No.23311/2018, dt:10.12.2018 alongwith confirmation letters from concerned taking over the open spaces and roads etc.
 9. Application dt:01.02.2019 submitted Relinquishment Deed copy vide Doc.No.11938/2017,dt:15.12.2017 &Doc.no.2000/2019, dt:28.01.2019 executed by Sub-Registrar Maheshwaram

Vide reference 6th cited, M/s Kavuri Hills & Developers have applied for approval of final layout with open plots in Sy.No.73/P & 74/P of Bagh Mankhal village, Maheshwaram Mandal, Ranga Reddy District in an extent of 74294.90 sq.mtrs. The matter has been examined and this office hereby approve the Final Layout under Section-19 of HMDA Act 2008 subject to the following conditions:

1. The layout now issued does not exempt the lands under reference from the purview of the A.P. Agricultural Land Ceiling Act., 1973.
2. The applicant has executed the Gift Settlement Deed vide Doc.No.8865/2018, dt:30.05.2018 duly handing over the roads area 25,749.83 sq.yds, Social infrastructure area 2243.46, open space area 6445.98 sq.yds and Utility area 859.19 sq.yds in favor of Grampanchayath Mankhal village executed at Sub-Registrar, Maheshwaram.
3. The applicant has executed the Gift Settlement Deed vide Doc.No.20068/2018, dt:24.10.2018 duly handing over the Nala admeasuring 612.25 sq.mtrs and buffer zone area admeasuring 609.46 sq.mtrs in favor of the Commissioner, Tukkuguda Municipality executed at Sub-Registrar, Maheshwaram.

18. The applicant is not permitted to construct the compound wall around the site u/r/layout and also not to block the roads, so as to provide access to the neighboring lands.
19. The applicant shall open all the roads in layout to access/approach to neighbours land, and shall not close/obstruct the access to the neighbouring sites and the Gram Panchayath shall periodically monitor the access.
20. The Executive Authority shall ensure that a minimum safety distance (both vertical & horizontal) of 3 m (10'0") shall be maintained between the building and the high tension electricity lines while approving the individual residential building in the layout in compliance with G.O.Ms.No.168, MA&UD, dt:07.04.2012 and its subsequent amendment.
21. If there is any Court Cases are pending with law, the proposal is subject to outcome of any court orders and the applicant shall be responsible for settlement of the same.

You are therefore requested to release the said Final Residential Layout Plan with open plots approved by HMDA to the applicant **within (7) days**, with the above conditions and after collecting the layout fee.

You are requested to scrupulously follow the above and **Final Layout Permit No.101/LO/Plg/HMDA/2016, date:05-02-2019**, while according individual building permissions.

Encl: (2 Nos. of layout Plans).

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

Copy to:

M/s Kavuri Hills Developers, Pvt. Ltd.
Kavuri Suprime Enclave,
Plot No.5, Kavuri Hills,
Jubilee Hills, Hyd.

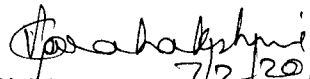
C.C. to: the Spl. Officer & Competent Authority, Urban Land Ceiling 3rd Floor,
Chandra Vihar Complex, M.J.Road, Nampally, Hyderabad.

C.C. to: The Sub-Registrar,
Maheshwaram,
Ranga Reddy District

} with a request to note the open spaces of each layout plan and not to register such open spaces as shown in the layout plan, which are the Exclusive public property vested with local body

C.C. to: The District Registrar, Ranga Reddy District – for information.

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


7/2/2019
Divisional Accounts Officer(VL)