



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY
District Commercial Complex, Administrative 'L' - Block,
Tarnaka, Hyderabad - 500 007.

Lr.No:200664/GHSLO/ORRGC/Plg/H/2015

Dt:30-04-2018.

To
The Executive Authority,
Narsingi Gram Panchayat,
Rajendranagar Mandal,
R.R. District.
Sir,

Sub: HMDA- Plg Dept- HMDA - ORR Plg Dept- (GHSLO) Layout + Houses
(Gated Community) in Sy.No. 342(P) & 343 (P) of Narsingi (V),
Rajendranagar (M), R.R. District to an extent of Ac. 05.36 Gts or
23,876.24 Sq Mtrs. - Approval Accorded - Reg.

- Ref: 1.Your application dt.24-02-2014.
2.This office Lr.No:200664/GHSLO/ORRGC/Plg/H/2015
Dt:07-08-2015
3.This Office Letter No. 18.11.2015 & 06.04.2016
4. This Office Lr.No:200664/GHSLO/ORRGC/Plg/H/2015
Dt 09.06.2016 intimation for payment of DC, PC & Other charges
5. This Office Lr.No:200664/GHSLO/ORRGC/Plg/H/2015
Dt 16.09.2016 intimation of payment of DC charges in instalments
6. Your application dt.20-10-2017 submitting Deed of Mortgage vide
Document No.6913/2017, dt. 12-10-2017, No. 6912 Dt 12.10.2017,
6914/2017 Dt 12.10.2017 in favour of M.C, HMDA with EC vide App.
No.405115, Statement No. 28296387, App. No.405130, Statement
No.28296407, App. No.405157, Statement No. 28296420 dt.10-10-
2017 issued by Sub- Registrar, Gandipet R.R. District
7. This Office Lr.No:200664/GHSLO/ORRGC/Plg/H/2015
Dt 13.11.2017
8. Your Application Dt 13.12.2017
9. This Office Lr.No:200664/GHSLO/ORRGC/Plg/H/2015
Dt 27.11.2017
10. Note Orders of M.C, HMDA Dt 07.02.2018 and 27.04.2018
11. This Office Lr.No:200664/GHSLO/ORRGC/Plg/H/2015
Dt 20.02.2018
12. Your Application Dt 20.02.2018 submission of rectification deed

It is to inform that, in the reference I= cited, M/s. Sriveni Avenues Pvt Ltd has
applied to HMDA for development of GHSLO Layout + Houses (Gated Community) in
Sy.No. 342(P) & 343 (P) of Narsingi (V), Rajendranagar (M), R.R. District to an extent of
Ac. 05.36 Gts or 23,876.24 Sq Mtrs has been scrutinized and approval accorded.

The applicant submitted Agreement & Deed of Mortgage executed in favour of the
Metropolitan Commissioner, HMDA for Villa Nos. 28 to 30 (Total 3 units) to an
extent of 877.92 Sq.mts. with a built up area of 1409.98 Sq.mts. 5% Mortgaging
as per G.O.Ms.No.168 MA dt.07-04-2014 vide Document No. 6913 of 2017 and
12.10.2017 rectification deed 1552 of 2018, dt. 19-02-2018, Villa No1 & 2 to an
extent of 556.77 Sq Mtrs 3% Mortgaging towards nala conversion vide document No
6914/2017 Dt 12.10.2017 and rectification deed 1551 of 2018 Dt 19.02.2018, and
Villa No. 45, 45 & 46 to an extent of 877.92 Sq Mtrs 5% Mortgaging towards
security for allowing them for payment of development charges in installments vide
document No. 6912/2017 Dt 12.10.2018 and rectification deed No. 1553 of 2018 Dt
19.02.2018.

The applicant has submitted the layout plan to an extent of Ac. 05.36 Gts or
23,876.24 Sq Mtrs. and the same is hereby approved in **Draft Layout Permit**
No.03/LO/Plg/HMDA/2018, Date:30-04-2018 and hereby communicated subject to
the following conditions:

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., from Villa Nos. 28 to 30 (Total 3 units) to an extent of 877.92 Sq.mts. with a built up area of 1409.98 Sq.mts, Villa No1 & 2 to an extent of 556.77 Sq Mtrs & Villa No. 45, 45 & 46 to an extent of 877.92 Sq Mtrs.
3. That the draft layout with Housing 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 Agreement & 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 applicant / developers 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. 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).
 - 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 channelisation 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.
 - 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. 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.
 - i. Construction of low height compound wall with Iron grill to the open spaces.
 - j. Provision of rain water harvesting pits.
9. The layout applicant is directed to complete the above developmental works within a period of **SIX (6) YEARS** as per G.O.Ms.No.168 MA dt.07-04-2012 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 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.
12. 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.
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 comply the conditions mentioned in G.O. Ms. No. 288 MA dt. 03-04-2008 526 MA dt. 31-07-2008, G.O.Ms.No.168 MA dt:07.04.2012, G.O. Ms. No. 245 MA dt. 30-06-2012.G.O.Ms.No. 470 MA & UD Dt 09.07.2008
21. The applicant / developer should handover the open space / parks area, Utility area and roads area to the Local Body at free of cost, by way registered gift deed before release of final Layout from HMDA.
22. The HMDA reserve the right to cancel the permission, if it is found that the permission is obtained by false statement or misinterpretation or suppression of any material facts or rule.
23. The applicant is the whole responsible if any discrepancy occurs in the ownership documents and ULC aspects and if any litigation occurs, the technically approved building plans may with-drawn without notice
27. The applicant / developer are the whole responsible if anything happens while developments of Layout with housing development and construction of buildings and after in the said layout with housing plans action will be taken as per law.

28. The applicant shall form the 12.0mts wide road along with the layout developmental works before applying for approval of final Layout with housing plans.
29. The applicant shall submit the NOC from the District Collector before release of final layout from HMDA.
30. If the applicant fails to pay the instalments as per the schedule of post dated cheques, the amount paid till then shall be forfeited and the approval accorded for layout / building project is deemed to be cancelled and the applicant has to apply as a fresh.
31. In case cheque bounce of post dated cheques, legal action shall be initiated as per law against the applicant.
32. The applicant shall follow the conditions imposed by the Irrigation Department vide letter No. DB/HD/D2/2013-14/2096 Dt 10.01.2014.
33. The applicant shall follow the conditions mentioned in Environmental clearance issued by SEIAA vide order No. SEIAA/TS/OL/RRD-03/2016-1828 Dt 20.10.2016.
34. The applicant has to develop required amenities before releasing of the Final Gated Community layout.
35. The applicant should pay the development deferment charges as per G.O. Ms.No. 470 (17 (C) MA, dated 09.07.2009 to the local authority " (C) 3rd year from the date of notification Rs. 5/- per Sq Mtrs of land per year"
36. The details of postdated cheques are as follows

Installments	Payable amt	Cheque No	Bank	Payable month
3 rd on	28,30,779/-	173943	IOB, Jubilee Hills	01-05-2018
4 th on	28,30,779/-	173944	IOB, Jubilee Hills	01-08-2018

37. Any conditions laid by the authority are applicable.

Yours faithfully,
Sd/-

for Metropolitan Commissioner
Director Planning-I

Copy to:

- XX M/s. Sriveni Avenues.
Represented by B.Ravinder
Plot No. 274, Beside ICICI Bank,
Madhapur.
- ✓ The Joint Sub-Registrar, Gandipet (R.O.)
R.R. District.
3. The District Registrar, R.R. District.
4. The Spl. Officer & Comp. Authority, Urban Land Ceilings,
3rd floor, Chandra Vihar Complex, M.J.Road, Hyderabad.
5. The Collector, R.R. District.
6. The Vice-Chairman & Managing Director
H.M.W.S&S.B, Khairatabad,
HYDERABAD
7. The Chairman & Managing Director,
Central Power Distribution Company Ltd.,
Mind Compound, Back side of Secretariat,
HYDERABAD.

for information

Received copy

REGISTRAR
SANDIPET

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

Divisional Accounts Officer (L)
Planning