



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

District Commercial Complex, Administrative 'L' - Block,

Tarnaka, Hyderabad – 500 007.

Planning Department [Unit-II]

File No : **051374/LT/MED/FLT/U6/HMDA/29122021**

Date : **23 February, 2022**

To,

M/s.PHB INFRA DEVELOPERS Pvt Ltd
705,MANJEERA MAJESTIC COMMERCIAL, JNTU
ROAD,KPHB , HYDERABAD, TELANGANA
Pin Code - 500082

Sir,

Sub:- HMDA- Plg.Dept.- Issue of Final Residential Layout Open Plot in Sy.No. 67,70,720,721,773 of Dundigal village, Dundigal Municipality Mandal, Medchal-Malkajgiri Dist. to an extent of 39,438.99 Sqm, M/s. M/s.PHB INFRA DEVELOPERS Pvt Ltd Approval Accorded - Reg.

Ref:- 1. Application of M/s.PHB INFRA DEVELOPERS Pvt Ltd . 23 February, 2022.
2. This office letter No. 051374/LT/MED/FLT/U6/HMDA/29122021, 17 January, 2022 intimating the DC.
3. This Office Letter No. 026804/MED/LT/U6/HMDA/12082019, 08 March, 2021 issue of Draft Layout
4.Relinquishment Deed doc.No. 5426/2022 Dt 02/17/2022 executed in HMDA, Dundigal Municipality
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Kind attention is invited to the subject and references cited above.

With reference, your request with Layout Open Plot in Sy.No. 67,70,720,721,773 of Dundigal village, Dundigal Municipality Mandal, Medchal-Malkajgiri Dist. to an extent of 39,438.99 Sqm for Residential Purpose has been examined, it is to inform that the proposals have been technically approved and forwarded to the Executive Authority, Dundigal, Dundigal Municipality Mandal, Medchal -Malkajgiri District vide this office Letter No. **051374/LT/MED/FLT/U6/HMDA/29122021** & Final Layout Permit No. **000142/LO/Plg/HMDA/2021** dt. 23 February, 2022 for taking further necessary action as per the powers delegated to the Local Authority.

Yours faithfully,

For Metropolitan Commissioner

Director Planning - I

Copy

1. M/s.PHB INFRA DEVELOPERS Pvt Ltd
705,MANJEERA MAJESTIC COMMERCIAL
JNTU ROAD,KPHB
HYDERABAD, TELANGANA
PINCODE - 500082
2. The Sub-Registrar,
Quthbullapur SRO,
Medchal - Malkajgiri District.
3. The District Registrar, Medchal - Malkajgiri District.
4. The Collector, Medchal - Malkajgiri District.
5. The Special Officer & Comp. Authority, Urban Land Ceilings,
3rd Floor, Chandra Vihar Complex, M.J.Road, Hyderabad. - for information.

C.C. to:

- 1.The Municipal Commissioner,

Dundigal Municipality ,
Dundigal - GandimaisammaMandal,
Medchal - Malkajgiri District
2. The District Registrar, Medchal - Malkajgiri - for information.

Final Layout Letter

File No. **051374/LT/MED/FLT/U6/HMDA/29122021**

Date : **23 February, 2022**

To,

The Municipal Commissioner,
Dundigal Municipality ,
Gagillapur village & Dundigal Village
Dundigal - GandimaisammaMandal,
Medchal - Malkajgiri District

Sir,

Sub:- HMDA- Plg.Dept.- Issue of Final Residential Layout Open Plot in Sy.No. 67,70,720,721,773 of Dundigal village, Dundigal Municipality Mandal, Medchal-Malkajgiri Dist. to an extent of 39,438.99 Sqm, M/s. M/s.PHB INFRA DEVELOPERS Pvt Ltd Approval Accorded - Reg.

Ref:- 1. Application of M/s.PHB INFRA DEVELOPERS Pvt Ltd . 29 December, 2021.
2. This office letter No. 051374/LT/MED/FLT/U6/HMDA/29122021, 17 January, 2022 intimating the DC.
3. This Office Letter No. 026804/MED/LT/U6/HMDA/12082019, 08 March, 2021 issue of Draft Layout
4. Relinquishment Deed doc.No. 5426/2022 Dt 02/17/2022 executed in HMDA, Dundigal Municipality

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M/s. M/s.PHB INFRA DEVELOPERS Pvt Ltd has applied for final Residential Layout Open Plot in Sy.No. 67,70,720,721,773 of Dundigal village, Dundigal Municipality Mandal, Medchal-Malkajgiri Dist. to an extent of 39,438.99. The matter has been examined and this office hereby approved the Final Layout under Section-14 of A.P. Urban Areas (Dev) Act, 1975, and Section-19 of HMDA Act 2008 subject to the following conditions:

Conditions for Proceeding Letter:

1. That the layout now issued does not exempt the lands under reference from the purview of the T.S. Agricultural Land Ceiling Act, 1973.
2. The roads, open spaces etc., have been taken over by the Local Authority with registered gift deed vide doc. No. 3095/2021, DT: 21-01-2021 and 3094/2021, Dt:-21-01-2021 also confirmed by the Local Authority vide Ir.No.G1/1526/TPS/DUN/MPL/2021,Dt:01-04-2021.
3. After handing over of the open spaces etc., to the local body, deed of relinquishment with reference to mortgaged plots was executed vide doc.No. 5426/2022, dt.17-02-2022.
4. Every building site shown in the sanctioned plan Layout Permit No. 000142/LO/Plg/HMDA/2021, shall be utilized for the construction of any Residential dwelling house and no shop, godown / industry, or any other building which is not ordinarily connected with dwelling shall be constructed in the site. No building shall be converted to any other than to which it has been permitted for.
5. The individual building permission shall be considered for approval as per T.S. Building Rules – 2012 and the amended rules issued by the Government from time to time.
6. In this layout which has been provided with water supply, sewerage and drainage disposal systems, street lighting rain water harvesting structure and other civic amenities, the local body shall ensure proper and effective maintenance of the said services and impose any further conditions for their usage and maintenance.
7. The Local Authority shall ensure that the roads and open spaces which are provided with necessary plantation and greenery shall be maintained by the Local Authority.
8. There will not be any revision of this Final Layout. If revised, the same will be communicated to the Executive Authority.
9. This permission does not bar any public agency including HMDA to acquire the lands for any public purpose as per law.
10. If any dispute litigation arises in future, regarding the ownership of the land, site boundary etc., the applicant shall responsible for the settlement of the same. HMDA or its employees shall not be a party to any such dispute litigation.
11. The HMDA reserve the right to cancel the permission if it is falls that permission obtained by framed misrepresentation or by mistake of facts.
12. The applicant is solely responsible for ownership land disputes / boundary dispute / discrepancy / encroachments / litigations arise in future and HMDA shall not responsible at any cost.
13. The applicant shall comply the terms and conditions and to adhere as imposed in the final layout proceedings of this office and layout rules and regulations.
14. The other general conditions are applicable.
15. Any conditions laid by the authority are applicable.
16. The applicant shall keep all the roads open for free access to the general public and lands in the interior and no compound wall is permitted.

17. The executive authority shall ensure that a minimum safety distance (both vertical & horizontal) of 3m (10'0") shall be maintained between the building and the high tension electricity lines while approving the individual residential building in the layout.

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

You are requested to scrupulously follow the above and **Final Layout Permit No. 000142/LO/Plg/HMDA/2021 dt.23 February, 2022** while according individual building permissions.

Yours faithfully,

**For Metropolitan Commissioner, HMDA
Planning Officer**

Copy to:

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