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**Proceeding of the Municipal Commissioner,
Gundlapochampally Municipality Medchal – Malkajgiri District
Present : K. Amarendra Reddy
Municipal Commissioner**

Proc: Roc.No.G1/102 /GPM/10032021

Dated :10.03.2021.

Sub :- Gundlapochampally Municipality – Town Planning – HMDA Technically Sanctioned Residential Draft Layout (Open plotted) in Sy.Nos.163, 164, 165, 169, 170, 174, 177, 178 and 179 situated at Gundlapochampally Village, Gundlapochampally Municipality Medchal –Malkajgiri District - to an extent of 39,725.80 Sqmts- belonging FORTUNE CONSTRUCTIONS PRIVATE LIMITED - Releasing orders – Issued - Reg.

Ref:- Letter No.016893/MED/LT/U6/HMDA/01112018, Dated:19.11.2020.

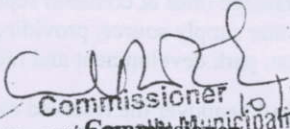
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ORDER: -

The Metropolitan Commissioner, HMDA has Technically Approved Draft Layout (open plotted) in Sy.Nos.163, 164, 165, 169, 170, 174, 177, 178 and 179 of Gundlapochampally Village, Gundlapochampally Municipality, Medchal –Malkajgiri District to an extent of 39,725.80 Sq.mts in favour of FORTUNE CONSTRUCTIONS PRIVATE LIMITED of File No:016893/MED/LT/U6/HMDA/01112018, Dated:19.11.2020. The applicant paid the fees intimated by this office of an amount of Rs.6,45,605/- through DD No. and therefore the Proceedings and Sanctioned plans are hereby released subject to the following conditions and fulfillments.

1. The Applicant shall pay Layout Fee and Building Permit Fee.
2. The applicant shall comply the conditions laid down in the G.O.Ms.No.168, dt.7-4-2012 and NBC and the villas shall be constructed as per the approved plan.
3. The applicant shall mortgage plot Nos. 21 to 23, 28 to 30 and 63 to 69 to an extent of 3276 Sqmt in favour of M.C., HMDA.
4. 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.
5. The applicant shall handover the reserved road area 9800.85 Sq.mtrs, buffer zone area of 3644.07 Sq.Mtrs, road area 15114.52 Sq.mtrs organized open space/Park area/ utility area of 3363.53 Sq.mtrs, Social infrastructure area of 1047.42 Sq.mtrs to the local body at free of cost through registered gift deed before release of final layout plans from HMDA.
6. The applicant shall submit an undertaking in terms of G.O. Ms. No. 541 MA
7. The applicant shall handover 10% of the built up area in the ground floor or first floor or the second floor, as the case may be, to the sanctioning authority by the way of notarized affidavit as per G.O.Ms.No. 168 M.A, dt 07.04.2012
8. The applicant shall follow the conditions imposed by HMDA
9. 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.
10. The applicant/ developer is the whole responsible if any loss of human life or any damage occurs while constructing the building and after construction of building and have no rights to claim and HMDA and its employees shall not be held as a party to any such dispute/ litigations.
11. 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 be with-drawn without any notice.

12. The applicant/ developer are the whole responsible if anything happens/ while constructing the building.
13. If any cases are pending in court of law with regard to the site U/R and have adverse orders, the permission granted shall deem to be withdrawn and cancelled.
14. The applicant shall provide the STP and septic tank as per standard specification.
15. Any conditions laid by the authority are applicable.
16. The applicant shall follow the fire service department norms as per act 1999
17. Submit Registered Mortgage Deed (ORIGINAL) via Registered Post with Acknowledgement to the undersigned Director, HMDA.
18. The applicant / builder have to mortgage an additional area of 5% built up area / land as an additional security for allowing them for payment of development charges & capitalization charges in instalments.
19. The applicant / promoter / builder has to submit an undertaking on Rs. 100/- stamp paper for compliance of above conditions along with application of request for availing instalment system of payment of development charges & capitalization charges.
20. In case the applicant completes the project / development within the period of allowable instalments, he shall pay the total balance charges along with final layout application /Building application for release of Mortgage.
21. Within 30 days, if amount is not paid by the applicant then penalty@10% will be charged along with Interest for instalment payments.
22. In case cheque bounce of post-dated cheques, legal action shall be initiated as per law against the applicant.
23. If any applicant / promoter / builder fails to pay the installments 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 afresh.
24. Conditions mentioned in D.C. letter should also be complied .


Commissioner
Gundlupochampally Municipality
Gundlupochampally Municipality.

Savitna
10/3/2021

To
M/S FORTUNE CONSTRUCTIONS PRIVATE LIMITED
CASA ESTEBANA PROJECT, OPP BHARATH PETROL PUMP, SY NO:49 TO 90, DULAPALLY VILLAGE
MEDCHAL HYDERABAD, TELANGANA, PINCODE-500100.