

PROCEEDINGS OF THE COMMISSIONER, ADIBATLA MUNICIPALITY

RANGA REDDY DISTRICT.
PRESIDENT: RANGA REDDY KUMAR,
COMMISSIONER

Proc.Roc.No.G1/161/ 72/LO/2018

Dated. 26.03.2019.

Sub: Adibatla Municipality- Town Planning HMDA Sanctioned Draft Residential Layout Plan with open plots in Sy. Nos. 29, 30, 31, 32, 33, 34P, 37P, 38P, of Mangalpally Village, Ibrahimpatnam Mandal, Ranga Reddy Dist. to an extent of Ac. 43216.45 Sq Mtrs - Full fill the conditions and pay the layout fees - Intimation - Reg.

Ref: Layout Plan No .000266/LO/Plg/HMDA/2018 Dt.15.12.2018 of the Hyderabad Metropolitan Development Authority, Tarnaka, Hyderabad

ORDER:

The Hyderabad Metropolitan Development Authority, Tarnaka, Hyderabad has approved draft Layout in Sy.No. 29, 30, 31, 32, 33, 34P, 37P, 38P, of Mangalpally Village, Ibrahimpatnam Mandal, Ranga Reddy Dist. In favour of **SV Infra Projects Rep by its Managing Partner B. Satyanarayana Reddy and Others**, vide reference cited. Accordingly this office has approved the Draft Layout Plan No .000266/LO/Plg/HMDA/2018 and here by released subject to the following conditions and fulfillments.

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., (15.25%) developable area from the plot Nos. 38 to 40, 68, 69, 73 to 78, 104 to 109 (Total Plots 17) to an extent of 3411.43 Sq. Mtrs.
3. That the draft layout 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 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 application / development 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, 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 up to the nearest existing public road.
 - c. Development of drainage and channelization 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.
 - f. 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.,
 - g. 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.
 - h. Construction of low height compound wall with Iron grill to the open spaces.
 - i. Provision of rain water harvesting pits
9. The layout applicant is directed to complete the above developmental works within a period of **THREE (3) YEARS** as per G.O.Ms.No.276 MA dt.2-7-2010 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 shall not approve and release any building permission or allow any unauthorized developments in the area under mortgage to HMDA in particular, and in other plots of the layout in general until and unless the applicant has completed the developmental works and then got released the mortgaged land from HMDA and release of final layout.
12. 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.
13. The Executive Authority shall release the plants 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 per their rules inforce.
14. The permission does not bar any public agency including HMDA to acquire the lands for any public purpose as per law.
15. The applicant shall solely be responsible for the development of Layout and in no way HMDA will take up development works.
16. 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.

17. 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.
18. 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.
19. 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.
20. 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.
21. The applicant shall comply the conditions mentioned in G.O.ms.No.33 MA dt.24.01.2013 and G.O.Ms.No.276 MA dt.02.07.2010 & G.O.Ms.No. 168 MA dt.07-04-2012.
22. The applicant / developer should handover the open space / (15.25%) and developable area 3411.43 sq.mts. i.e. form plots 38 to 40, 68, 69,73 to 78, 104 to 109 (Total Plots 17) of Sy No. 29,30,31,32,33,34P,37P,38P, of Mangalpally Village, Ibrahimpatnam Mandal, Ranga Reddy Dist mortgaged in favour of MC. HMDA vide Doc.26230/2018 Date. 03.12.2018.
23. The applicant handovered the area 370.78 Sq mtrs affected under proposed 60 mtrs. wide master plan road to this office vide Doc No. 9077/2019 Date.23-03-2019 through registered gift deed.
24. In compliance to this office notice applicant has paid Rs. 2,62,300=00 through DD No.012452 Date.25.02.2019.
25. The applicant should not construct the compound wall around the site u/r and also not to block the roads, so as to provide access to the neighbouring lands.


Commissioner,
Adibatla Municipality .

To
M/s SV Infra Projects Rep by its Managing Partner,
B. Satyanarayana Reddy and Others.
H NO. 1-91, Thirumalapur, Near Hanuman Temple, Kulkacharla,
Ranga Reddy District .

**OFFICE OF THE ADIBATLA MUNICIPALITY,
RANGA REDDY DIST
INTIMATION**

File.No.G1/161 /ADB/ — /2018-19

Dated: 03.01.2019

Sub: Adibatla Municipality- Town Planning – HMDA Sanctioned Draft Residential Layout Plan with open plots in Sy.Nos.29,30,31,32,33,34P,37P,38P, of Mangalpally Village, Ibrahimpatnam Mandal, Ranga Reddy Dist. to an extent of Ac. 43216.45 Sq Mtrs - Full fill the conditions and pay the layout fees – Intimation – Reg.

Ref: Letter No.017017/SMD/LT/U6/HMDA/05112018 Date.15.12.2018 OF HMDA.

The Metropolitan Commissioner, HMDA has approved layout technically for development of Draft Layout for Residential Layout Place with open plots in 29,30,31,32,33,34P,37P,38P, of Mangalpally Village, Ibrahimpatnam Mandal, Ranga Reddy Dist. to an extent of Ac. 43216.45 Sq Mtrs in favour of M/s SV Infra Projects Rep by its Managing Partner B. Satyanarayana Reddy and Others. The vide LP.No.000266/LO/Plg/HMDA/2018, Dt.15.12.2018 is approved and communicated subject to imposing of certain terms and conditions are as follows.

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., (15.25%) developable area from the plot Nos. 38 to 40, 68, 69,73 to 78, 104 to 109 (Total Plots 17) to an extent of 3411.43 Sq. Mtrs
3. That the draft layout 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 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 application / development 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:
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 - 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 channelization of nals for allowing storm water run-off to 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.
 - f. 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.,
 - g. 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.
 - h. Construction of low height compound wall with Iron grill to the open spaces.
 - i. Provision of rain water harvesting pits
9. The layout applicant is directed to complete the above developmental works within a period of **THREE (3) YEARS** as per G.O.Ms.No.276 MA dt.2-7-2010 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 shall not approve and release any building permission or allow any unauthorized developments in the area under mortgage to HMDA in particular, and in other plots of the layout in general until and unless the applicant has completed the developmental works and then get released the mortgaged land from HMDA and release of final layout.
 12. 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.
 13. The Executive Authority shall release the plants 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 per their rules inforce.
 14. The permission does not bar any public agency including HMDA to acquire the lands for any public purpose as per law.
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20. 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.
21. The applicant shall comply the conditions mentioned in G.O.ms.No.33 MA dt.24.01.2013 and G.O.Ms.No.276 MA dt.02.07.2010 & G.O.Ms.No. 168 MA dt:07-04-2012.
22. The applicant / developer should handover the open space / (15.25%) and developable area 3411.43 sq.mts. i.e. form plots 38 to 40, 68, 69,73 to 78, 104 to 109 (Total Plots 17) of Sy No. 29,30,31,32,33,34P,37P,38P, of Mangalpally Village, Ibrahimpatnam Mandal, Ranga Reddy Dist mortgaged in favour of MC. HMDA vide Doc.2620/2018 Date. 03.12.2018
23. The applicant shall handover the area 370.78 Sq mtrs affected under proposed 60 mtrs. wide master plan road the localbody at free of cost through registered gift deed before release of final layout plan by HMDA.
24. The applicant should not construct the compound wall around the site u/r and also not to block the roads, so as to provide access to the neighbouring lands.
25. The draft layout proposals are released subject to condition that the applicant shall obtain the NOC from Revenue authorities (RDO concerned) regarding conversion of land for non-agricultural purposes at time of the Final layout and the mortgaged property shall be relinquished only after the submission of said certificate.
26. The applicant shall not construct the building in any plots. The local body also shall not allow any constructions in plots till the final layout is issued by HMDA.
27. The applicant shall not allow to amalgamate the EWS & LIG plots for sale for building construction which shall be allowed to sell only to an individual for building construction to accommodate the needs to achieve the social mix in the projects the shelter to economically weaker sections and lower income groups, as per the planning parameters under the provisions of National Housing policy 2007 and JNNURM reforms.
28. Conditions mentioned in D.C. letter dt. 31-12-2015 should also be complied with.

Fee Particulars:

1	Siteapproval@Rs.5/-1 Sqmt, 43216.45 Sqmt	Rs. 2,16,082=00
2	Layoutfee@Rs.10,000/-per Hector	Rs. 46,218=00
	Total	Rs. 2,62,300=00

Hence it is to inform you that the Terms & Conditions imposed by the HMDA shall be complied together with payment of above charges within (15) fifteen days from the date of receipt of this intimation, failing which further course of action will be initiated as per rules inforce.


Commissioner

Adibatla Municipality

To
M/s SV Infra Projects Rep by its Managing Partner,
B. Satyanarayana Reddy and Others.
H NO. 1-91, Thirumalapur, Near Hanuman Temple, Kulkacharla,
Ranga Reddy District.

Copy Submitted to the Metro Politian Commissioner, HMDA, Hyderabad for favour of kind information and necessary action