

Proceeding of the Municipal Commissioner :: Thumkunta Municipality
Medchal - Malkajgiri District
Present:- Sri R.Venkat Gopal
Municipal Commissioner

Proc: Roc.No.G1/TMC/BP/47/2025

Dated : 13.05.2025

Sub: Thumkunta Municipality - Town Planning - HMDA Sanctioned of Residential Layout with Housing Under Gated community (with Compound Wall) in Survey No. 372 part, 383 part and 397 part of Bommarasipet - ORRG Village, Shamirpet - ORRG Mandal, Medchal - Malkajgiri District to an extent of 1,21,519.72 Sq. Mt – Proceedings issued - Reg

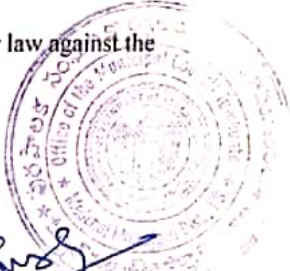
Ref :- 1. Application No. 061348/ZOB/LO/U6/HMDA/22062023. Dt:07-07-2023
2. Fees paid in favor of Commissioner; Thumkunta Municipality vide RTGS No.ICICR420250508 00533360/SBIN0020662/Thumkunta Municipality/Thumkunta, Dated: 08.05.2025.

ORDER:

The Metropolitan Commissioner, HMDA has approved Draft Residential Layout with housing under Gated community (with Compound Wall) in Survey No. 372 Part, 383 Part, and 397 Part of Bommarasipet - ORRG Village, Shamirpet - ORRG Mandal, Medchal - Malkajgiri District to an extent of 121519.72 Sq. Mt is hereby released subject to the following conditions and fulfillments.

1. The Applicant has paid 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 the Deed of Mortgage bearing vide Document No. 5351, 5352 AND 5353, Date: 2/12/2024, executed in favour of M.C., HMDA, mortgaging the Plot Nos. VILLA No's: 11 to 23, 67 to 77 and 130 to 134, 138 to 145 to an extent of 8695.48 Sq.Mt. of Bowramspet - ORRG Village, Shamirpet - ORRG Mandal, Medchal-Malkajgiri Dist. to an extent of 8695.48 Sq.Mt . of the plotted area as per G.O.Ms.No.276 MA dt.02-07-2010 the Deed of Mortgage bearing vide Document No. 5351,5352 AND 5353, Date: 2/12/2024.
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 has handed road affected area under proposed 30 mtrs road admeasuring 3123.53 Sq.mts for in favour of Municipal Commissioner of Thumkunta Municipality, Shamirpet Mandal, Medchal-Malkajgiri Dist, vide gift deed document no.5354/2024,dt:02.12.2024 and confirmed by local body vide Lr.dt: 05.12.2024 Thumkunta inward letter dt:06.12.2024 and applicant have handed over the area of open space (parks/utility) area to an extent of 16666.31 sq .mts (13.71%) roads area to an extent of 35161.71 sq mts, (28.93 %) to the Local Body at free of cost by registered gift deed before approval of final Gated Community layout with housing development plan from HMDA.
6. The applicant shall submit an undertaking in terms of G.O. Ms. No. 541 MA
7. The applicant shall follow the all the conditions imposed by HMDA.
8. 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.
9. 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.
10. 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.
11. The applicant/ developer are the whole responsible if anything happens/ while constructing the building.
12. 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.

13. The applicant shall provide the STP and septic tank as per standard specification.
14. Any conditions laid by the authority are applicable.
15. The applicant shall follow the fire service department norms as per act 1999.
16. 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 installment system of payment of development charges & capitalization charges.
17. In case the applicant completes the project / development within the period of allowable installments, he shall pay the total balance charges along with final layout application / Building application for release of Mortgage.
18. Within 30 days, if amount is not paid by the applicant then penalty@10% will be charged along with Interest for installment payments.
19. In case cheque bounce of post-dated cheques, legal action shall be initiated as per law against the applicant.
20. Conditions mentioned in HMDA, D.C. letter should also be complied with.



Municipal Commissioner
Thumkunta Municipality

Municipal Commissioner
Tumkunta Municipality

To

1) Sri. Mahaveer Goleccha and Others,
Jubilee Hills,
Hyderabad,
Khairatabad,
Hyderabad, Telangana - 500033.

2) Copy Submitted to the Metro Politian Commissioner, HMDA, Hyderabad for favor of kind information and necessary action.