

MIRYALGUDA MUNICIPALITY :: NALGONDA DISTRICT

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PRESENT : SRI. C. SATYA BABU

Commissioner

Date: 03/02/ 2017

Proceedings. No: G/2941/MM/2016-17

Subject :- Miryalguda Municipality – Town Planning Section — Municipal Council Miryalguda Sanction of layout with Group Housing Layout with Gated Community vide L.P.No.7/2010/H Sy No. 254/p, 786/p of Miryalguda – in favour of Smt. Annireddy Vasudha Reddy W/o Late A. Veera Reddy & two Others. To an extent of Act.6.18 cents – final Approval Accorded -Regarding.

Reference: 1. Lr D.Dis. No. 2883/2016/H, Date: 25.11.2016 of technical clearance by the Director of Town & Country Planning, Hyderabad, Telangana State.

2. Council Resolution No. /2016-17, Dated: 31.01.2017.

3. Application of Smt. AnniReddy Vasudha Reddy W/o Late A. Veera Reddy & two Others, dt.06-05-2016.

4. Applicant Lr.dt.11-05-2016 & 22-07-2016 remitting DC Charges

5. Applicant Lr. 18-08-2016, submitting Agreement & Deed of Mortgage vide Document No. 16288/2016, dt. 24.12.2016 in favour of M.C, Miryalguda by Sub-Registrar, Miryalguda, Nalgonda Dist. And Gift Registration No 8800/2016 Dated: 01.12.2016.

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ORDER :

It is to inform that, in the reference 3rd cited, Smt. Annireddy Vasudha Reddy W/o Late A. Veera Reddy & two Others have applied" to Municipal Council Miryalguda for development of Group Housing Layout with Gated Community in Sy.No.786/P of Miryalguda (v) of Miryalguda (M), Nalgonda Dist. to an extent of Ac. 6.18 Cents has been scrutinized and approval accorded with following conditions.

The applicant submitted Agreement & Deed of Mortgage executed in favour of the Commissioner, Miryalguda Municipal Council for Plot Nos. BBI-1 to 5 (5 plots) to an extent of 750.24 Sg.Yds. as per G.O. Ms. No 450 Dated : 13.10.2010 vide Document No. 16288/2016, dt. 24-12-2016, gift Registration deed vide Document No. 8800 of 2016, Dt. 01-12-2016. The applicant has submitted supplemental deed vide Document No. 9263/16, dt. 06-10-2016 in favour of Commissioner, Miryalguda Municipal Council mortgaging Plot Nos. 1 to 5 of Type BBI to an extent of 750 Sq.Mtrs. having built up area of 1000 Sq.Mtrs. equivalent to 10,763.90 S.ft. in Sy.Nos. 786/P of Miryalguda (v) of Miryalguda (M), Nalgonda Dist. towards additional mortgage (regular mortgage).

The details of charges are as follows:

1. Layout Charges:

Rs. 3,14,135:00 vide D.D No. 0000388 Dated 21.11.2016, HDFC

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Group Housing built-up area charges:

1. Site approval fee	:	1,32,770:00
2. Shelter fee	:	20,88,155:00
3. Building Permit fee	:	3,66,535:00
4. Development fee	:	4,19,150:00
5. Rain water harvesting charges	:	2,91,420:00
6. Debris Removal charges	:	1,38,500:00
7. Vacant land tax	:	54,600:00

34,91,130:00

Rs. 34,91,130:00 towards buildings vide D.D No. 0000389 Dated 21.11.2016, HDFC. and Rs. 14,36,421:00 towards labor cess charges to a total of Rs. 49,27551:00. Vide Challan of SBH Transaction No. 1493723 Dated: 26.12.2016.

1. The applicant / layout owner / developer is hereby permitted to sell the Plots other than mortgaged plots which are mortgaged in favour of the Commissioner, Miryalguda Municipal Council.
2. The applicant shall not be permitted to sale the plots and area which is mortgaged in favour of the Commissioner, Miryalguda Municipal Council., from the Plot Nos. BBI-1 to 5 (5plots) to an extent of 750.00 Sq.Mts
3. This permission of developing the land shall not be used as proof of the title of the land.
4. The applicant shall solely be responsible for the development of layout and in no way Miryalguda Municipal Council will take up development works.
5. The Deed of mortgage by conditions sale executed by the applicant in favour of the Commissioner, Miryalguda Municipal Council is purely a measure to ensure compliance of the conditions of development of infrastructure by the applicant I developer and Municipality is no way accountable to the plot purchaser in the event of default by the applicant / developer.
6. In case the applicant / developer fails to develop the layout with the infrastructure facilities as specified by the Director of Town &Country Planning the area so mortgaged in favour of Commissioner, Miryalguda Municipal Council shall be forfeited and also the Commissioner, Miryalguda Municipal Council to liable to take criminal action against such applicant I developers as per provisions of Telangana Municipalities Act, 1965.
7. 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. 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.

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.

8. The applicant shall construct all houses in the layout plots as approved by the Commissioner, Miryalguda Municipal Council before release of final layout.

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.7, MA dt.05-01-2016, i.e. on or before 02-02-2022 since the proposal is approved, vide Lr D.Dis. No. 2883/2016/H, Date: 25.11.2016 of technical clearance by the Director of Town & Country Planning, Hyderabad, Telangana State.

and submit a requisition letter for release of mortgage plots / area which is in favour of the Commissioner, Miryalguda Municipal Council 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 the Commissioner, Miryalguda Municipal Council 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 the Commissioner, Miryalguda Municipal Council 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 Commissioner, Miryalguda Municipal Council will release the plans within (7) 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, duly collecting the necessary charges and fees as per their rules in force.

14. The permission does not bar any public agency including the Commissioner, Miryalguda Municipal Council 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 the Commissioner, Miryalguda Municipal Council 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 casement 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 Commissioner, Miryalguda Municipal Council (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, the Commissioner, Miryalguda Municipal Council 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. 62 M.A, dt.28-1-1970 & G.O.Ms.No. 168 MA dt:07-04-2012.
22. The applicant / developer has handed over the open space / parks area and roads area to the Local Body at free of cost, by way of Gift Registration No 8800/2016 Dated: 01.12.2016. release of final Layout from Commissioner, Miryalguda Municipal Council.
23. The applicant has submitted contractors risk insurance policy before release of plans by the local Authority.
24. The 12.00 Mtrs. wide Peripheral Road shown in the layout shall be kept open for accessibility to neighboring sites.
25. Any conditions laid by this authority are applicable.

Yours faithfully,



Commissioner

Miryalguda Municipality

Copy To:

1. Smt. AnniReddy Vasudha Reddy W/o Late A. Veera Reddy & two Others.
2. The Sub-Registrar, Miryalguda Mandal Nalgonda District.
3. The District Registrar, Nalgonda District.
5. The Collector, Nalgonda District.
7. The Divisional Engineer, Electricity Dept. Miryalguda Division for information.

