

Letter No.1839/MP2/Plg./HMDA/2013

Date:15-09-2022

M/s.Modi & Modi Constructions & Nilgiri Estates,
5-4-187/3 & 4, II floor,
Soham Mansion, M.G.Road,
Secunderabad – 500 003.

Sir,

Sub:- HMDA – Planning Department – Ghatkesar – Approval of Final Layout with Group Housing under Gated Community in Sy.Nos. 75, 77, 78, 79, 96 & 100/2 situated at Rampally Village, Keesara Mandal, Medchal-Malkajgiri District in an extent of Ac.10-15Gts (or) 41075.80 Sq.Mts.– Approval accorded – Released - Reg.

- Ref:-
1. Application of M/s. Modi & Modi Constructions, dt:15-11-2011.
 2. Note orders of Metropolitan Commissioner dt:21-01-2015.
 3. This office letter dt:31-01-2015 intimating the D.C.
 4. Applicant letter dt:03-02-2015 remitting the D.C.
 5. This office letter even No. dt:16-03-2015 forwarded the approved Draft Layout to the Executive Authority, Rampally Gram Panchayat.
 6. Applicant letter dt:13-02-2016 submitting the extension proposals.
 7. This office letter dt:13-04-2016 intimation of extension charges.
 8. Applicant letter dt:11-05-2016 remitting the extension charges.
 9. Applicant letter dt:26-05-2016 request for changes in revised plan.
 10. This office letter dt:20-07-2016 for revised D.C. intimation.
 11. Applicant letter dt:22-07-2016 remitting of revised D.C.
 12. This office letter dt:11-08-2016 for Mortgage release.
 13. This office letter dt:24-10-2016 Released of Draft Layout.
 14. Applicant letter dt:07-05-2018 Submission of documents, plans and request to release Final Layout cum Group Housing.
 15. This office letter dt:16-11-2018 to complete Developmental works.
 16. Applicant letter dt:24-12-2018 submitted photographs and requested to release Occupancy Certificate.
 17. This office letter dt:10-07-2019 to complete developmental works.
 18. Applicant letter dt:08-06-2021 request to release Final Layout plans and Occupancy Certificate.
 19. This office letter dt:05-10-2021 to submit confirmation from Local Body.
 20. Applicant letter dt:04-10-2021 & 15-11-2021 submitted confirmation letter from local body and request for Release of Final Layout cum Group Housing.
 21. Note orders of Metropolitan Commissioner, dt:14-06-2022.
 22. This office letter dt:17-06-2022 Intimation to pay Final layout charges.
 23. Applicant letter dt:23-06-2022 remitting Final Layout charges.
 24. This office letter dt:30-07-2022 release the Mortgage plots.
 25. Applicant letter dt:05-08-2022 request to issue revised Mortgage.
 26. This office letter dt:08-08-2022 released the Mortgage.
 27. Applicant letter dt:26-08-2022 submitting Relinquishment Deed vide Doc.No.1003/2015, dt:10-02-2015, Document No.7319/2016, dt:12-08-2016, Document No.11802/2016, dt:22-09-2016, Document No.9263/2016, dt:06-10-2016 & Document No.9264/2016, dt:06-10-2016 executed at Sub-Registrar, Keesara and request for release of final layout.

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Vide reference 20th cited, M/s. Modi & Modi Constructions have applied for issue of Final Layout with Group Housing under Gated Community in Sy.Nos. 75, 77, 78, 79, 96 & 100/2 situated at Rampally Village, Keesara Mandal, Medchal-Malkajgiri District in an extent of Ac.10-15Gts (or) 41075.80 Sq.Mts. for Residential Purpose. 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:

1. That the layout now issued does not exempt the lands under reference from the purview of the A.P. Agricultural Land Ceiling Act, 1973.
2. The roads, open spaces etc., have been taken over by the Local Authority with Registered deed and also confirmed by the Local Authority vide reference 20th cited.
3. After handing over of the open spaces etc., to the local body, Deed of Relinquishment with reference to mortgaged plots was executed vide reference 26th cited.
4. Every house site shown in the sanctioned plan **Layout Permit No.05//MP2/Plg./HMDA/2015, dt:15-09-2022** 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 Telangana Building Rules G.O. Ms. No. 168 MA & UD, Dt. 07.04.2012 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 and they should not be encroachment at any point of time in future.
8. There will not be any revision of this Final Layout, since plots have been registered in favour of third parties.
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 comply the conditions mentioned in G.O.Ms.No. 33 MA dt. 24.01.2013.
17. The applicant should not construct compound wall around the site and all internal roads of the layout should be kept open to provide access for neighboring land.
18. The Commissioner, Nagaram Municipality 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.

19. If there is any court case pending with law the proposal is subject to outcome of any court orders and the applicant shall be responsible for settlement of the same.
20. i) The applicant handed over the Park area to an extent of 2512.79 Sq.Yrds or 2101.01 Sq.mts., Road area to an extent of 8101.17 Sq.Yrds or 6773.61 Sq.Mts. (3465.34 Sq.Mtrs. of internal road and 3308.27 Sq.mts. of Peripheral road) totally admeasuring 10613.96 Sq.Yds. or 8874.62 Sq.Mts. to the local body vide registered Gift Document No.16300/2018, dt:15-10-2018 and the same is confirmed by the local body vide reference 20th cited.
- ii) The applicant handed over the Park area to an extent of 2,402.11 Sq.Yrds or 2008.47 Sq.mts., Road area to an extent of 6039.41 Sq.Yrds or 5048.88 Sq.Mts. (Total admeasuring 8441.52 sqyds or 7057.35 sqmts) to the local body vide registered Gift Document No.13857/2021, dt:23-09-2021 and the same is confirmed by the local body vide reference 20th cited.

You are requested to scrupulously follow the above and **Layout Permit No. 05//MP2/Plg./HMDA/2015, dt:15-09-2022** while according individual building permissions.

Encl: Plans.

**Yours faithfully,
Sd/-
for Metropolitan Commissioner
Director Planning-1, HMDA.**

Copy to:

To
The Municipal Commissioner,
Nagaram Municipality,
Keesara Mandal,
Medchal-Malkajigiri District- 501 301.

C.C. to: The Spl. Officer & Competent Authority, Urban Land Ceiling 3rd Floor,
Chandra Vihar Complex, M.J.Road, Nampally, Hyderabad.- 500095

C.C. to: The Sub-Registrar, Keesara, Medchal-Malkajigiri District Pincode-501401	}	with a request to note the open spaces of layout plan and not to register such open spaces as shown in the layout plan, which are the exclusive Public property vested with local body.
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C.C. to: The District Registrar Medchal-Malkajigiri District – for information (Pincode-501401)
C.C.to: The District Collector, Medchal-Malkajigiri District – for information (Pincode-501401)
C.C.to: The CIO, IT Cell, HMDA.

//t.c.f.b.o//


Div. Accounts Officer – 1(N), HMDA

