



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

District Commercial Complex, Administrative 'L' - Block,
Tarnaka, Hyderabad - 500 007.

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

Date:21-10-2016

To

The Executive Authority,
Rampally Gram Panchayat
Keesara Mandal,
Medchal District.

Sir,

Sub:- HMDA- Plg. Dept.- Extension of Draft Layout for the earlier approved layout i.e., Group Housing Layout with Gated Community in Sy.No.75, 77, 78, 79, 96 & 100/2 of Rampally (V), Keesara (M), R.R.Dist. to an extent of Ac. 4.96 (total layout extent is 5.19 (earlier) + 4.96 (new) =10.15 acres) - Approval Accorded - Reg.

- Ref:-
1. Application of M/s. Modi & Modi Constructions, dt.15-11-2011.
 2. This office letter No.1839/MP2/Plg/H/2013, dt.16-03-2015 forwarded the approved draft layout to the Executive Authority, Rampally Gram Panchayat
 3. Application of M/s. Modi & Modi Constructions, dt.13-02-2016 submitting the extension proposals.
 4. This office letter No.1839/MP2/Plg/H/2013, dt.13-04-2016 & 18-07-2016 intimating the DC.
 5. Applicant Lr.dt.11-05-2016 & 22-07-2016 remitting DC Charges.
 6. Applicant Lr. 18-08-2016, submitting Agreement & Deed of Mortgage vide Document No. 7319/2016, dt. 12-08-2016 in favour of M.C, HMDA along with EC vide App. No. 261381, Statement No. 17291502, Dt. 24-08-2016 issued by Sub-Registrar, Keesara, Ranga Reddy Dist.
 7. Applicant Lr. 27-09-2016, submitting Agreement & Deed of Additional Mortgage vide Document No. 11802/2016, dt. 22-09-2016 in favour of M.C, HMDA along with EC vide App. No. 924110, Statement No. 17884666, Dt. 28-09-2016 issued by Sub-Registrar, Keesara, Ranga Reddy Dist.
 8. Applicant Lr. 15-10-2016, submitting Supplemental Deed vide Document No. 9263/2016, dt. 06-10-2016 to Mortgage Deed No.7319/2016 and Supplemental Deed vide Document No. 9264/16 in favour of MC, HMDA along with EC vide App No. 200502, Statement No. 18127535, Dt. 15-10-2016, App No. 198240, Statement No. 18125957, App No. 198126, Statement No. 1812589 and App No. 200389, Statement No. 18127476 issued by Sub-Registrar, Keesara, Ranga Reddy Dist.

It is to inform that, in the reference 3rd cited, M/s. Modi & Modi Constructions have applied to HMDA for development of Extension of Draft Layout for the earlier approved layout i.e., Group Housing Layout with Gated Community in Sy.No.75, 77, 78, 79, 96 & 100/2 of Rampally (V), Keesara (M), R.R.Dist. to an extent of Ac. 4.96 has been scrutinized and approval accorded with following conditions.

The applicant submitted Agreement & Deed of Mortgage executed in favour of the Metropolitan Commissioner, HMDA for Plot Nos. BB1-127 to 132 (6 plots) to an extent of 750.24 Sq.Yds. as per G.O.Ms.No.276 MA dt.02-07-2010 vide Document No. 7319 of 2016, dt. 12-08-2016 towards regular mortgage and also Plot Nos. BB2-147 to 152 (6 plots) to an extent of 800.52 Sq.yds. towards NALA conversion, vide Document No. 11802 of 2016, Dt. 22-09-2016.

The applicant has submitted supplemental deed vide Document No. 9263/16, dt. 06-10-2016 in favour of Metropolitan Commissioner, HMDA mortgaging Plot Nos. 127 to 132 of Type BB1 to an extent of 627.30 Sq.Mtrs. or 750.24 Sq.Yds. having built up area of 869.88 Sq.Mtrs. equivalent to 9363.30 S.ft. in Sy.Nos. 75, 77, 78, 79, 96 & 100/2 of Rampally Village, Keesara Mandal, RR District. towards additional mortgage (regular mortgage). Further, the applicant has also submitted supplemental deed vide Document No. 9264/16, dt. 06-10-2016 in favour of Metropolitan Commissioner, HMDA mortgaging Plot Nos. 147 to 152 of Type BB2 to an extent of 669.35 Sq.Mtrs. or 800.52 Sq.Yds. having built up area of 869.88 Sq.Mtrs. equivalent to 9363.30 S.ft. in Sy.Nos. 75, 77, 78, 79, 96 & 100/2 of Rampally Village, Keesara Mandal, RR District. towards additional mortgage (NALA Conversion).

The applicant has submitted the layout plan to an extent of Ac.4.96 and the same is hereby approved in Draft Layout Permit No. 05/MP2/Plg/HMDA/2015, Date:21-10-2016 and hereby communicated subject to the following conditions:

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., from the Plot Nos. BB1-127 to 132 (6 plots) to an extent of 750.24 Sq.Yds. and also Plot Nos. BB2-147 to 152 (6 plots) to an extent of 800.52 Sq.yds.
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 applicant / developers 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:
 - a. Levelling 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.

9. The applicant shall construct all houses in the layout plots as approved by HMDA before release of final layout.
10. 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 15-03-2021 since the proposal is approved, vide Lt.No. 1839/MP2Plg./H/2013, Dt. 16-03-2015 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.
11. 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.
12. 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.
13. 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.
14. The Executive Authority shall 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, after collecting the necessary charges and fees as per their rules inforce.
15. The permission does not bar any public agency including HMDA to acquire the lands for any public purpose as per law.
16. The applicant shall solely be responsible for the development of Layout and in no way HMDA will take up development works.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. The applicant / developer should handover the open space / parks area and roads area to the Local Body at free of cost, by way registered gift deed before release of final Layout from HMDA.

24. The applicant shall submit contractors risk insurance policy before release of plans by the local authority
25. The 12.00 Mtrs. wide Peripheral Road shown in the layout shall be kept open for accessibility to neighbouring sites.
26. Any conditions laid by the authority are applicable.

Yours faithfully,
Sd/-
for Metropolitan Commissioner
Director Planning-I

Copy to:

1. M/s. Modi & Modi Constructions & Nilgiri Estates
5-4-187/3 & 4, II floor, Sobam Mauson, M.G. Road, Secunderabad-500 003

2. The Joint Sub-Registrar-9, Keesara Ranga Reddy District.
3. The District Registrar, Ranga Reddy District.
4. The Spl Officer & Comp. Authority, Urban Land Ceilings, 3rd floor, Chandra Vihar Complex, M.J.Road, Hyderabad.
5. The Collector, Ranga Reddy District.
6. The Vice-Chairman & Managing Director H.M.W.S&S.B, Khairatabad, HYDERABAD
7. The Chairman & Managing Director,
Central Power Distribution Company Ltd.,

} for information

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Asst. Accis. Officer