



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY
District Commercial Complex, Administrative 'L' Block,
Tarnaka, Hyderabad - 500 007.

Letter No.001839/MP2/Plg/HMDA/2013

Date: 16-03-2015

To

The Executive Authority,
Rampally Gram Panchayat,
Keesara Mandal,
Ranga Reddy District.

Sir,

Sub:- HMDA - Plg.Dept.- Release of Draft Group Housing layout for Ground + one Upper Floor consisting of two type designs A & B, proposed in one amenity block Ground + 4 Upper Floors and LIG / EWS block in Sy.No's. 75, 77 to 79, 96 and 100/2 situated at Rampally Village, Keesara Mandal, Ranga Reddy district applied by M/s. Modi & Modi Constructions and M/s. Nilgiri Estates to an extent of total site area 10.15Acers or 41075.80 Sq Mtrs the owners land kept for future expansion 4.96Acers or 20081.74 Sq Mtrs, the net land area is 5.19 Acres or 20994.06 Sq Mtrs for residential purposes- Reg.

Ref:-1. Application of M/s. Modi & Modi Constructions & Nilgiri Estates, dt.15.11.2011.
2. This office letter of even No. dt: 04.01.2012
3. This office letter of even No. dt.04.04.2014 for payment of fees & charges.
4. This office final reminder Letter of even no. dt: 09.07.2014 & 08.10.2014
5. Your letter dt.11.11.2014 remitting the DC amount.
6. Your letter dt.04.03.2015 submitting the Mortgage Deed. No.1003 of 2015, dt.05.02.2015 issued by Joint Sub-Registrar, Keesara, Ranga Reddy District and Encumbrance Property No.00YY 33414167 App.No.833812, dt.03-03-2015 MeeSeva App.No.ECM021501479197, Statement No.9768420 signed by Sri. MD: Yousuf UR Rahman. Designation Sub-Registrar, Keesara, R. R District.

It is to inform that, in the reference 1st cited, M/s. Modi & Modi Constructions & Nilgiri Estates, dt.15.11.2011 has applied to HMDA for development of Draft Group Housing layout for Ground + one Upper Floor consisting of two type designs A & B, proposed in one amenity block Ground + 4 Upper Floors and LIG / EWS block in Sy.No's. 75, 77 to 79, 96 and 100/2 situated at Rampally Village, Keesara Mandal, Ranga Reddy district applied by M/s. Modi & Modi Constructions and M/s. Nilgiri Estates to an extent of total site area 10.15Acers or 41075.80 Sq Mtrs the owners land kept for future expansion 4.96Acers or 20081.74 Sq Mtrs, the net land area is 5.19 Acres or 20994.06 Sq Mtrs for residential purposes.

The above proposal has been examined under the provisions of Section-18, 19 & 20 of HMDA Act 2008 and also in accordance with the Statutory Master Plan / Zonal Development Plans along with existing G.Os, Rules and Regulations which are in force.

Vide reference 13th cited, the applicant demarcated the mortgage plots on ground and showing the proposed road net work, plotted area and open spaces in the said land for the net land area is 5.19 Acres or 20994.06 Sq Mtrs, along with existing measurements of the plotted area on ground. The same is hereby approved in L.P.No.05/MP2/Plg/HMDA/2013, Date: 16-03-2015 as per G.O.Ms.No.168 MA dt.07-04-2012 vide Doc. No.1003 of 2015, dt.05-02-2015.

The applicant has submitted the layout plan with houses duly demarcating on ground and showing the proposed road net work, plotted area and open spaces in the said layout area to an extent of 5.19 Acres or 20994.06 Sq Mtrs with 79 No's. of housing units (including 20 Nos. EWS & 15 Nos. LIG units) along with existing measurements of the plotted area on ground. The draft layout is hereby approved in Layout with Houses Permit No.05/MP2/Plg/HMDA/2013, Date:16-03-2015.

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The Layout is hereby communicated for release, subject to the following conditions:

1. Housing Plot No's. A34 to A37 i.e. (5% of the total units i.e. 4 Units) (as per G.O.Ms.No.168 MA dt.07-04-2012) are mortgaged in favour of Metropolitan Commissioner, HMDA. The applicant is permitted to sell other open plot Nos. from 1 to 33, 38 to 79.
2. The Deed of mortgage by conditional 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.
3. In case the applicant / developer fails to develop the housing layout with the infrastructure facilities as specified by HMDA the area / housing units so mortgaged in favour of HMDA shall be forfeited and also HMDA is liable to / shall take criminal action against such applicant / developers as per provisions of HMDA Act 2008.
4. The applicant shall solely be responsible for the development of layout and in no way HMDA will take up development works.
5. That the draft housing 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.
6. 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.
7. 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. 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 nallas 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.
 - 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. Construction of independent house / club house (if any) as per the plans approved by HMDA.

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8. The layout applicant is directed to complete the above developmental works including construction of houses / villas 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.
9. The layout applicant shall display a board at a prominent place in the above site showing the layout pattern with permit L.P.No.05/LO/Plg./HMDA/2014, and with full details of the layout specifications and conditions to facilitate the public in the matter.
10. 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.
11. The Executive Authority shall ensure that area covered by roads and open spaces of the layout shall take over from the applicant, by way of Registered Gift deed free of cost, before release of layout to the applicant, after collecting the necessary charges and fees as per their rules in force.
12. The permission does not bar any public agency including HMDA to acquire the lands for any public purpose as per Law.
13. The applicant has submitted the NOC regarding conversion of land from Agriculture to Non-Agriculture vide Proc. No. L/3564/08, dt: 22.08.2008 to an extent of Ac.314Gts in Sy. No. 100/2 and Proc. No. L/3565/08 dt: 22.08.2008 to an extent of Ac.6-18Gts in Sy. No. 100/2.
14. If there is any court case is pending in court of law, the applicant / developers shall responsible for settlement of the same and if any court orders against the applicant / developers, the approved Draft Gated Community Layout Plan is withdrawn and cancelled without notice and action will taken as per law.
15. If any dispute litigation arises in future, regarding the ownership of a land, site boundaries etc., the applicant shall responsible for the settlement of the same. The HMDA or its employees shall not be a party to any such dispute / litigation.
16. The applicant shall hand over the area left for the provision of 12.0 Mtrs wide peripheral road to the local body at free of cost, by way of Registered Gift Deed and to submit written confirmation from local body before release of final layout by the HMDA.
17. The applicant / developer should hand over the Open space area of 2101.01 Sq. Mtrs, and utility area / Roads area 6773.61 including peripheral road to the Local Body at free of cost, by way of Registered Gift Deed and to submit written confirmation from local body before release of final layout by the HMDA. The Open Spaces to be developed with ornamental / compound wall / Grill and sufficient greenery.
18. No amalgamation of EWS / LIG units are permitted and shall be allotted as per the guidelines prescribed in G.O.ms.No.196 MA dt.10.05.2013.
19. The applicant shall comply the conditions laid down in G.O.Ms.No.168 MA dt.07-04-2012, G.O.Ms.No.245 MA dt.30.06.2012, G.O.Ms.No.526 MA dt.31.07.2008 and G.O.Ms.No.470 MA dt.09-07-2008 and its amendments of Govt. orders.
20. The applicant shall Black Top the existing WBM approach road along with layout developmental works before applying for final Gated Community development plans to HMDA.
21. If the site is part of an open space / park area of any other layouts, the technical approval issued shall be withdrawn automatically without any intimation. The charges paid shall be forfeited and cannot claim for refund.

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22. The applicant shall construct the sump, septic tank and water harvesting pits as per the standard specifications.
23. The building requirements and standards other than heights and setbacks specified in the National building code-2005 shall be complied with.
24. The buildings shall be undertaken by owners by engaging registered architect, licensed builders / developers and licensed Structural Engineers. The designs and building plans shall be countersigned by the owner, licensed developer, registered architect, licensed engineer and a qualified & licensed Structural Engineer who shall be responsible for the supervision, structural safety and specifications compliance of building.
25. The works of the building services like sanitation, plumbing, fire safety requirements, lifts, electrical installations and other utility services shall be executed under the planning, design and supervision of qualified and competent technical personnel
26. Building shall be designed for compliance with earth quake resistance and resisting other natural hazards. The completion certificate shall mention that the norms have been followed in the design and construction of building for making the building resistant to earth quake, compliance with structural safety and fire safety requirements.
27. The applicant shall submit the structural designs before release of plans from HMDA.
28. The applicant shall submit contracts risk insurance policy before release of plans by the local authority.
29. Special condition for sites located in Outer Ring Road Growth Corridor.
(i) The applicant should pay development deferment charges as per rule 17 (C) of G.O.Ms.No.470 MA dt.09-07-2008 to the Local Authority.

Encl: 2 Plans.

Yours faithfully,
Sd/-
for Metropolitan Commissioner
Chief Planning Officer (DR)

Copy to :

1. M/s. Modi & Modi Constructions & M/s. Nilgiri Estates,
5-4-187/3, II Floor, Soham Mansion, M.G Road,
Secunderabad - 500 003.
2. The Joint Sub-Registrar, Rampally, 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.

for information

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R.V. 16.12/15
Assistant Estate Officer (VL)