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

**Letter No.204597/LO/Plg./HMDA/2015**

**Date:31-12-2016**

To  
The Executive Authority,  
Thummaloor Gram Panchayat  
Maheshwaram Mandal,  
Ranga Reddy District

Sir,

Sub:- HMDA- Plg.Dept.- Draft Residential Layout with open plots in Sy.No.233, 234/1, 236/P of Thummaloor village, Maheshwaram Mandal, Ranga Reddy Dist. to an extent of Ac. 15-31.04 gts.– Approval Accorded - Reg.

Ref:- 1. Application of M/s. Godha Developers & Promoters dt.10-12-2015.  
2. This office letter No.204597/LO/Plg/H/2015, dt.16-06-2016 intimating the DC.  
3. Applicant Lr.dt.11-08-2016 & 01-10-2016 remitting DC Charges.  
4. Applicant Lr. 21-12-2016, submitting Deed of Mortgage vide Document No.32161/2016, dt. 15-12-2016 in favour of M.C, HMDA along with EC vide App. No.650053, Statement No. 19397416, dt.21-12-2016, 19972658, 19972400 dt: 30.12.2016 issued by Sub-Registrar, Maheshwaram, Ranga Reddy Dist.  
5. Gift Settlement Deed vide doc. No.32160/2016, dt.15-12-2016 in favour of Gram Panchayat, Thummaloor village

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It is to inform that, in the reference 1<sup>st</sup> cited, M/s. Godha Developers & Promoters have applied to HMDA for development of Draft Residential Layout with open plots in Sy.Nos. 233, 234/1, 236/P situated at Thummaloor (V), Maheshwaram(M), Ranga Reddy Dist. to an extent of Ac.15-31.04 gts. has been scrutinized and approval accorded with following conditions.

The applicant submitted Deed of Mortgage executed in favour of the Metropolitan Commissioner, HMDA for **Plot Nos. 21 to 45 & 55 to 59 (Total 30 plots) to an extent of 7018.00 Sq.Yds.** as per G.O.Ms.No.276 MA dt.02-07-2010 vide Document No. 32161 of 2016, dt.15.12.2016.

The applicant has submitted the layout plan to an extent of **Ac.15-31.04gts.** and the same is hereby approved in **Draft Layout Permit No. 107/LO/Plg/HMDA/2016, Date: 31-12-2016** 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. 21 to 45 & 55 to 59 (Total 30 plots) to an extent of 7018.00 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 layout applicant is directed to complete the above developmental works 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.
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 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.
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 Executive Authority shall release the plans in **(07) 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.
14. The permission does not bar any public agency including HMDA 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 HMDA 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 withdrawn and cancelled without notice.
18. The applicant is solely responsible if any discrepancy / litigation in ownership documents, and HMDA is not responsible and approved layout plans shall be deemed to cancelled and withdrawn without notice and action will be taken as per law.
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 Executive Authority.
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, HMDA 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.33 MA dt.24.01.2013 and G.O.Ms.No.276 MA dt.02.07.2010 & G.O.Ms.No. 168 MA dt:16-04-2012.
22. The applicant / developer should hand over the open space / park area 5647.82Sq.yds, Social infrastructure area 1895.54 Sq.yds., Utilities area 493.02 sq.yds and roads area 20989.45 Sq.yds to the Local Body at free of cost, by way of Registered deed before release of the Final Layout plan from HMDA.
23. The applicant has handed over the area effected under proposed master plan road to the local body vide Gift Settlement Deed vide doc. No.32160/2016, dt.15-12-2016.
24. The applicant shall shift the electrical L.T. lines along the layout internal roads before release of final layout.
25. The applicant shall demolish two temporary sheds and the pillars erected for OHT in the site under reference before the release of final layout.
26. The applicant shall not construct the building in any plots. The local body also shall not allow any constructions in plots till the final layout is issued by HMDA.
27. The applicant is not permitted to construct the compound wall around the site u/r and also not to block the roads, so as to provide access to the neighbouring lands.
28. Any conditions laid by the authority are applicable.

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

**Copy to:**

1. M/s. Godha Developers & Promoters  
Rep. by Sri.N.Shanker & others  
Plot No.32, LIC Officers Colony,  
Sikh Village, **Secunderabad.**
2. The Sub-Registrar, L.B. Nagar  
Ranga Reddy District.
3. The District Registrar, Ranga Reddy District.
4. The Collector, Ranga Reddy District.
5. The Spl.Officer & Comp. Authority, Urban Land Ceilings,  
3<sup>rd</sup> floor, Chandra Vihar Complex, M.J.Road, Hyderabad.

} for information

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**Accounts Officer (Unit-II)  
Planning**