



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

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

Planning Department

Letter No.10067/LO/Plg/HMDA/2012

Dt.26-07-2018

To
The Executive Officer
Tellapur Gram Panchayat
Ramachandrapuram Mandal
Sangareddy District

Sir,

Sub:- HMDA – Plg.Dept.- Application of approval of final layout with housing (Gated Community) in Sy.No. 376, 376/BAA, 376/E1, 376/E2, 393/C, 393/B3, 393/D/2,3,4, 393/A1, 393/E1, 393/E2, 393/E/3, 393/E/4, 393/A/1, 393/D/1,3, 393/B/2, 393/A, 393, 393/B, situated at Tellapur (V) Ramachandrapuram (M) Sanagreddy District to an extent of 19609.93 Sq Mtrs / Ac 27-0775 Gts - Approval - Accorded - Reg.

- Ref- 1. Application of M/s. Pranit Projects dt:05-10-2012
2. This office letter No. 10067/LO/Plg/HMDA/2012, dt:18-05-2013 releasing of DC letter addressed to the applicant.
3. Application of M/s. Pranit Projects Dt 06.06.2016 submitting the Mortgage Deed doc. No. 1216 of 2013 Dt 04.06.2016 issued by District Registrar, Sangareddy District and Encumbrance Certificate before Mortgage and after Mortgage Deed 06.06.2013
4. Application of M/s. Pranit Projects Dt 20.07.2013 submitting the letter No. SEIAA/AP/MDK-58/2013 Dt 15.07.2013
5. This Office Lr.No.10067/LO/Plg/HMDA/2012 issued of Draft layout Dt 25.07.2013
6. Application of M/s. Pranit Projects Dt 04.09.2017
7. This Office Lr.No 10067/LO/Plg/HMDA/2012 Dt 06.11.2017
8. Hon'ble High Court Orders in W.P.No. 30716/2017
9. This Office Lr.No 10067/LO/Plg/HMDA/2012 Dt 20.12.2017
10. Application of M/s. Pranit Projects Dt 8.02.2018
11. This Office Lr.No. 10067/LO/Plg/HMDA/2012 Dt 17.04.2018
12. Application of M/s. Pranit Projects Dt 09.05.2018
13. Note orders of Metropolitan Commissioner, HMDA Dt.03.07.2018
14. This Office Lr.No. 10067/LO/Plg/HMDA/2012 Dt 04.07.2018
15. Application of M/s. Pranit Projects Dt 09.07.2018 submitting of Gift Deed to Panchayat Secretary Tellapur and Acknowledgement letter from Panchayat Secretary .
16. Application of M/s. Pranit Projects submission of Relinquishment Deed No. 27803/2018 Dt 20.07.2018 for final layout charges and requested to issue final layout proceedings

Vide reference 13th cited, M/s. Pranit Projects has applied for final layout with housing (Gated Community) in Sy.No. 376, 376/BAA, 376/E1, 376/E2, 393/C, 393/B3, 393/D/2,3,4, 393/A1, 393/E1, 393/E2, 393/E/3, 393/E/4, 393/A/1, 393/D/1,3, 393/B/2, 393/A, 393, 393/B, situated at Tellapur (V) Ramachandrapuram (M) Sanagreddy District in an extent of 19609.93 Sq Mtrs / Ac 27-0775 Gts for Residential Purpose. The matter has been examined and this office hereby approved the Final Layout with housing under gated community 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 gift deed and also confirmed by the Local Authority vide reference 16th 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 17th cited.
4. Every building site shown in the sanctioned plan **Layout Permit No. 12/MP2/Plg/HMDA/2013, dt.26-07-2018** shall be utilized for the construction of 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 use than to which it has been permitted for.
5. The individual building permission shall be considered for approval as per A.P. Building Rules – 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 there should not be any encroachment at any point of time in future.
8. There will not be any revision of this Final Layout with housing under gated community, 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.
12. If any dispute litigation arises in future, regarding the ownership of the land, site boundary etc., the applicant shall be responsible for the settlement of the same. HMDA or its employees shall not be a party to any such dispute litigation.
13. The HMDA reserves the right to cancel the permission if it is found that permission obtained by fraud, misrepresentation or by mistake of facts.
14. 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.
15. The applicant shall comply the terms and conditions and to adhere as imposed in the Final Layout with housing under gated community proceedings of this office and layout rules and regulations.
16. The other general conditions are applicable.

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17. Any conditions laid by the authority are applicable.

You are therefore requested to release the said Final Layout with Housing under Gated Community plan approved by HMDA to the applicant **within (7) seven days**, with the above conditions and after collecting the layout fee.

You are requested to scrupulously follow the above and **Final Layout Permit No. 12/MP2/Plg/HMDA/2013, dt.26-07-2018**, while according individual building permissions.

Encl: 2 Nos. of Plans.

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

Copy to:

To

M/s. Pranit Projects Pvt Ltd
M/s. Greenmark Developers Pvt Ltd
8-2-269/N/11, Road No. 2, Novodaya Colony,
Banjara Hills Hyderabad 500034

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

C.C. to: The Joint Sub-Registrar,
Sangareddy, Sanagreddy District

} with a request to note the open spaces of
each 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.

C.C. to: The District Registrar, Sangareddy District – for information.

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


**Divisional Accounts Officer (L)
Planning**