



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

District Commercial Complex, Administrative 'L' - Block,

Tarnaka, Hyderabad – 500 007.

Planning Department [Unit-II]

File No : **031370/LT/SMD/FLT/U6/HMDA/04122019**

Date : **17 September, 2020**

To,

M/s Ravi Avenue Projects Pvt.Ltd & Others
Plot no 15, Jayabheri Pine Valley Colony,,
Behind Care Hospital, Gachibowli,
HYDERABAD, TELANGANA
Pin Code - 500032

Sir,

Sub:- HMDA- Plg.Dept.- Issue of Final Residential Layout with open plots in Sy.No. 100,101,102,103 and 105/p of Sardar Nagar village, Thukkguda Municipality Mandal, Ranga Reddy Dist. to an extent of 29,212.69 Sqm, M/s. M/s Ravi Avenue Projects Pvt.Ltd & Others Approval Accorded - Reg.

Ref:- 1. Application of M/s Ravi Avenue Projects Pvt.Ltd & Others. 17 September, 2020.
2. This office letter No. 031370/LT/SMD/FLT/U6/HMDA/04122019, 01 September, 2020 intimating the DC.
3. This Office Letter No. 000440/SMD/LT/U2/HMDA/26122016, 19 April, 2017 issue of Draft Layout
4. Relinquishment Deed doc.No. 14719/2020 Dt 09/05/2020 executed in HMDA, Thukkguda Municipality
* * *

Kind attention is invited to the subject and references cited above.

With reference, your request with open plots in Sy.No. 100,101,102,103 and 105/p of Sardar Nagar village, Thukkguda Municipality Mandal, Ranga Reddy Dist. to an extent of 29,212.69 Sqm for Residential Purpose has been examined, it is to inform that the proposals have been technically approved and forwarded to the Executive Authority, Sardar Nagar, Thukkguda Municipality Mandal, Ranga Reddy District vide this office Letter No. **031370/LT/SMD/FLT/U6/HMDA/04122019** & Final Layout Permit No. **000027/LO/Plg/HMDA/2017** dt. 17 September, 2020 for taking further necessary action as per the powers delegated to the Local Authority.

Yours faithfully,

Name : B CHANDRA SEKHAR
Designation : Planning Officer
Date : 17-Sep-2020 16: 35:26

For Metropolitan Commissioner

Director Planning - I

Copy

1. M/s Ravi Avenue Projects Pvt.Ltd & Others
Plot no 15, Jayabheri Pine Valley Colony,
Behind Care Hospital, Gachibowli,
HYDERABAD,
TELANGANA Pin Code - 500032

2. The Sub-Registrar,
Maheshwaram SRO,
Ranga Reddy District.

3. The District Registrar, Ranga Reddy District.

4. The Collector, Ranga Reddy District.

5. The Special Officer & Comp. Authority, Urban Land Ceilings,
3rd Floor, Chandra Vihar Complex, M.J.Road, Hyderabad. - for information.

C.C. to:

1. The Executive Authority,
Sardarnagar Gram Panchayath / Nagar Panchayath / Municipality,
Maheshwaram Mandal,
Ranga Reddy District.

2. The District Registrar, Ranga Reddy. - for information.



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

District Commercial Complex, Administrative 'L' - Block,

Tarnaka, Hyderabad – 500 007.

Final Layout Letter

File No. **031370/LT/SMD/FLT/U6/HMDA/04122019**

Date : **17 September, 2020**

To,

The Executive Authority,
Sardarnagar Gram Panchayath / Nagar
Panchayath / Municipality,
Maheshwaram Mandal,
Ranga Reddy District.

Sir,

Sub:- HMDA- Plg.Dept.- Issue of Final Residential Layout with open plots in Sy.No. 100,101,102,103 and 105/p of Sardar Nagar village, Thukkuguda Municipality Mandal, Ranga Reddy Dist. to an extent of 29,212.69 Sqm, M/s. M/s Ravi Avenue Projects Pvt.Ltd & Others Approval Accorded - Reg.

Ref:- 1. Application of M/s Ravi Avenue Projects Pvt.Ltd & Others. 12 June, 2019.
2. This office letter No. 031370/LT/SMD/FLT/U6/HMDA/04122019, 01 September, 2020 intimating the DC.
3. This Office Letter No. 000440/SMD/LT/U2/HMDA/26122016, 19 April, 2017 issue of Draft Layout
4. Relinquishment Deed doc.No. 14719/2020 Dt 09/05/2020 executed in HMDA, Thukkuguda Municipality

* * *

M/s. M/s Ravi Avenue Projects Pvt.Ltd & Others has applied for final Residential Layout with open plots in Sy.No. 100,101,102,103 and 105/p of Sardar Nagar village, Thukkuguda Municipality Mandal, Ranga Reddy Dist. to an extent of 29,212.69. 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:

Conditions for Proceeding Letter:

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, social infrastructure area etc., have been taken over by the Local Authority with registered gift deed vide doc. No.34496/2019, dt.21-12-2019 and also confirmed by the Local Authority
3. After handing over of the open spaces etc., to the local body, deed of relinquishment with reference to mortgaged plots.
4. Every building site shown in the sanctioned plan Layout Permit No. 000027/LO/Plg/HMDA/2017, Date : 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 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.
8. There will not be any revision of this Final Layout. If revised, the same will be communicated to the Executive Authority.
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 felt 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 keep all the roads open for free access to the general public and lands in the interior and no compound wall is permitted.
17. The executive authority 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 .

You are therefore requested to release the said Final Layout 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. 000027/LO/Plg/HMDA/2017 dt.17 September, 2020** while according individual building permissions.

Yours faithfully,



Name : B CHANDRA SEKHAR
Designation : Planning Officer
Date : 17-Sep-2020 16: 35:20

**For Metropolitan Commissioner,HMDA
Planning Officer**

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