

Planning Department

Letter No.Part 025152/SMD/LT/U6/H/2019

Date:28-09-2024

To,  
The Commissioner,  
Jalpally Municipality,  
Jalapalli, Papayakumandan,  
Hyderabad, Telangana - 500005.

Sir,

Sub: HMDA-Plg.-SHZ- Proposals for approval of Revised Cum Final with open plots and Club House consisting of Stilt + 4 upper floors in Sy.Nos. 145/P situated at Balapur Village, Balapur Mandal, Ranga Reddy District to an extent of 346864.92 Sq.mts - Approval - Accorded - Reg.

- Ref:
1. Online application no. 025152/SMD/LT/U6/HMDA/26062019, dt. 26.09.2019 of M/s. Snehitha Builders, Rep., by its Managing Partner Sri Vemi Reddy Narasimha Reddy.
  2. T/o letter dt. 24.07.2020 - issued DC letter in online file.
  3. Applicant submitted Mortgage Deed Nos. 6860/2020, 6862/2020, 6861/2020, dt. 31.07.2020 in online file.
  4. T/o letter dt. 10.09.2020 - issued draft layout permission.
  5. Letter dt. 06.08.2022 received from M/s. Snehitha Builders, Rep., by its Managing Partner Sri Vemi Reddy Narasimha Reddy for approval of final layout.
  6. Note approval dt. 06.06.2023 of the then Spl. Chief Secretary, MA&UD and M.C, HMDA.
  7. T/o letter dt. 15.06.2023 - issued fee letter for payment final layout processing charges & other charges.
  8. Applicant's letter dt. 03.08.2023 - remitted fee.
  9. T/o letter dt. 28.08.2023 addressed to the SRO, Champapet.
  10. T/o letter dt. 20.03.2024 addressed to Standing Counsel for HMDA.
  11. Applicant's letter dt. 18.06.2024 submitted Relinquishment Deed copy (Doc.No. 1480/2024, dt. 05.02.2024 & Doc. No. 1481/2024, dt.05.02.2024) executed at Sub-Registrar, Champapet.
  12. T/o letter dt. 26.06.2024 addressed to Standing Counsel for HMDA.
  13. Letter dt. 29.06.2024 received from Standing Counsel for HMDA.
  14. Applicant's letter dt. 01.07.2024.
  15. Note approval of M.C, HMDA, dt. 25.09.2024.

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Vide reference 5<sup>th</sup> cited, M/s. Snehitha Builders Pvt Limited, represented by its Managing Director, Sri Vemi Reddy Narasimha Reddy, have applied for approval of Revised Cum Final with open plots and Club House consisting of Stilt + 4 upper floors in Sy.Nos. 145/P situated at Balapur Village, Balapur Mandal, Ranga Reddy District to an extent of 346864.92 Sq.mts. The matter has been examined and this office hereby technically approved the Revised Cum Final Layout with open plots under Section-14 of Telangana Urban Areas (Dev) Act, 1975, and Section-19 of HMDA Act. 2008 subject to the following conditions:

1. The revised cum final layout proceedings and plans released subject to final outcome of court orders if any, pending in various courts. The applicant has not completed constructions of club house as per approved plan. Hence, the applicant shall approach this office for issue of Occupancy Certificate after completion of the building.

2. The 5.20% of plotted area i.e., Plot Nos. 700 to 718, 731 to 736, 673 to 677, 742 & 743 admeasuring 13350.90 Sq.yds mortgaged in favour of HMDA vide Doc. No. 6862/2020, dt. 31.07.2020 towards non-submission of NALA proceedings is kept on hold and same will be released as and when the applicant submits the NALA proceedings.
3. The applicant / developer has submitted an undertaking on Rs. 100/- Non-judicial stamp paper executed on 12.06.2024 and submitted another undertaking on Rs. 100/- Non-judicial stamp paper executed on 26.09.2024 stating that in the event of any adverse order or judgment arising from the ongoing legal proceedings, he will indemnify and compensate the HMDA for any loss, damages, or liabilities it may incur as a consequence thereon and further reaffirm that he hold clear and marketable title to the said land, which is free from all encumbrances, liens or disputes. This undertaking is made to ensure that HMDA is fully protected from any financial or legal consequences that may arise from the outcome of the case, and he assume full responsibility for indemnifying HMDA in this regard and all the pending cases are legally not tenable and false.
4. That the layout now issued does not exempt the lands under reference from the purview of the Telangana Agricultural Land Ceiling Act, 1973.
5. The applicant has also handed over the land earmarked for open spaces / utility : 29102.09 Sq.mts, social infrastructure : 8757.55 Sq.mts and roads areas : 92774.38 Sq.mts to the Local Body at free of cost by registered gift deed vide Doc. No. 7415/2024, dt. 24.06.2024, same is confirmed by the Commissioner, Jalpally Municipality vide Lr.No. TPS/JALP/682/2024-2025, dt. 29.06.2024.
6. After handing over of the open spaces etc., to the local body, Deed of Relinquishment with reference to mortgaged plots was executed vide reference 9<sup>th</sup> cited.
7. Every building site shown in the sanctioned plan Layout development with open plots Permit No.000091/LO/Plg/HMDA/2020, dt.28.09.2024 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.
8. 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.
9. 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 they should not be encroachment at any point of time in future.
10. There will not be any revision of this final Residential Layout (open plotted), since plots have been registered in favour of third parties.
11. 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 responsible for the settlement of the same. HMDA or its employees shall not be a party to any such dispute litigation.
13. The HMDA reserve the right to cancel the permission if it is falls that permission obtained by framed 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, and approved revised cum final layout with open plots plans shall be deemed to cancelled and withdrawn without notice and action will be taken as per law.
15. The applicant shall comply the terms and conditions and to adhere as imposed in the Revised Cum Final Layout with open plots proceedings of this office and layout rules and regulations.
16. The other general conditions are applicable.



17. Any conditions laid by the authority are applicable.
18. The Executive Authority / Municipal Commissioner 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.
19. If any Court cases are pending with law, the applicant shall be responsible for settlement of the same and the proposal is subject to outcome of court orders if any.
- You are therefore requested to release the said Revised Cum Final Layout with Open Plots plans approved by HMDA to the applicant **within (7) seven days**, with the above conditions and after collecting the layout fee.
- You are further requested to scrupulously follow the above and **Revised Cum Final Layout development with open plots Permit No. 000091/LO/PIg/HMDA/2020, dt.28.09.2024**, while according individual building permissions.

Encl: (2 sets of Plans).

Yours faithfully,  
Sd/-  
for Metropolitan Commissioner/  
Director (Planning)-II.

Copy to:

M/s. Snehitha Builders, Rep., by its Managing Partner, Sri Vemi Reddy Narasimha Reddy, H.No. 3-2-870/3, VNR Complex, Station Road, Kachiguda, Hyderabad – 500027..

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

C.C. to: The Sub-Registrar,  
Champapet,  
Ranga Reddy 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, Ranga Reddy District, Prashant Nagar, Prashanth Nagar, IDA Kukatpally, Kukatpally, Hyderabad, Telangana 500072 – for information.

# t.c.f.b.o #

  
Chief Planning Officer(RR).