

**POCEEDINGS OF THE COMMISSIONER, JALPALLY MUNICIPALITY
RANGA REDDY DISTRICT.**

**PRESENT: Smt.A.VANI
COMMISSIONER**

Proc.No. TPS/JALPALLY/1166/2024

Dated:17 .10 .2024

Sub: JALPALLY Municipality– Town Planning – 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 – Releasing Orders – issued – Reg.

Ref: Layout Permit No. 000091/LO/Plg/HMDA/2020, any dt.28.09.2024, of The Hyderabad Metropolitan Development Authority, Swarnajayanthi Commercial Complex, Ameerpet, Hyderabad - 16.

ORDER:

The Hyderabad Metropolitan Development Authority, Ameerpet, Hyderabad has approved 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, vide reference cited. The HMDA has examined and 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, Accordingly, this office here by released subject to the following conditions and fulfillments

- 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 HMDA 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 by HMDA and same will be released by HMDA 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 as indemnify and compensate the HMDA for any loss, damages, or liabilities it may incur 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 legally not tenable indemnifying and false. 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 purview of reference from the 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. 7415/2024,24.06.2024, to the Jalpally Municipality
- 6) After handing over of the open spaces etc., to the local body, Deed of Relinquishment to mortgaged plots was executed
- 7) Every building site shown in the sanctioned plan Layout development with open plots Permit No.000091/LO/Plg/HMDA/2020, any 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 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 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. Municipality 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 Jalpally Municipality 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 Layout with open plots proceedings of this office and HMDA office and layout rules and regulations.
- 16) The other general conditions are applicable.
- 17) Any conditions laid by the authority are applicable.

18) 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.

Note: The applicant /developer has submitted an undertaking on 100/- non-judicial stamp paper executed on 17.10.2024, if any legal disputes arise in future the applicant /developer is solely responsible, and no way concerned with the local authority/its employees.


Commissioner
Jalpally Municipality
17/10/2024
H. No. 3-2-870/3
17/10

To:

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

Copy Submitted to the Metro Politian Commissioner, HMDA, Hyderabad for favour of kind information please.