



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

Swarnajaynti Commercial Complex, 4th Floor West Wing,
Ameerpet, Hyderabad – 500 038.

PLANNING DEPARTMENT

Letter No.045562/SKP/LT/U6/H/28042021

Date:03-09-2021

To
The Executive Authority
Kondakal Gram Panchayat
Shankarpally Mandal R.R. District

Sir,

Sub:- HMDA- Plg.Dept.- Proposal for approval Residential draft layout with housing under gated community in Sy. No. 397 TO 404 of Kondakal (V), Shankarpally (M), Ranga Reddy District to an extent of 168157.388Sq mts. or Ac 41.55 – Technical Approved - Reg.

Ref:- 1. Online application 45562/SKP/LT/U6/H/28042021
2. Note Orders of Metropolitan Commissioner, HMDA Dt. 01.07.2021
3. This Office Lr.No. 45562/SKP/LT/U6/H/28042021 Dt. 02.07.2021
4. Application of Sri Krishna R Bhupal & Others Dt. 06.07.2021.
5. This Office Lr.No. 45562/SKP/LT/U6/H/28042021 Dt. 23.07.2021
6. Application of Sri Krishna R Bhupal & Others Dt. 25.08.2021 submitted mortgaged deed NO. 5351/2021 Dt. 23.08.2021 and SEIAA orders, Certificate of Encumbrance.

It is to inform that, in the reference 1st cited, Sri Krishna R Bhupal & Others has applied to HMDA for approval Residential draft layout with housing under gated community in Sy. No. 397 TO 404 of Kondakal (V), Shankarpally (M), Ranga Reddy District to an extent of 168157.388Sq mts. or Ac 41.55 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. 3, 10, 51, 76, 198, 199, 205, 206, 207, 210, 239, 240, 244, 245 and 249 (Total 15 units) to an extent of 7106.11Sq.Mtrs** as per G.O.Ms.No.276 MA dt.02-07-2010 vide Document **No. 5351 of 2021, dt. 23-08-2021.**

The applicant has submitted the layout plan to an extent of to an extent of 168157.388Sq mts. or Ac 41.55 and the same is hereby approved in **Draft Layout Permit No. 18/LO/Plg/HMDA/2021 Date:03-09-2021** 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 **Plot Nos. 3, 10, 51, 76, 198, 199, 205, 206, 207, 210, 239, 240, 244, 245 and 249 (Total 15 units) to an extent of 7106.11Sq.Mtrs.**
3. That the draft layout with housing 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 **SIX (6) 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 Municipal Commissioner.
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 in force.
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 easement 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 is withdrawn and cancelled without notice.
18. The Layout development work shall 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.
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 (under H.T lines not to provide and compound wall as per the electricity board norms and to provide Greenery under H.T line).
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:07-04-2012.
22. The applicant has to develop Amenities before releasing of the final layout.
23. The applicant / developer is responsible if anything happens during the development of Layout & construction of Housing project.
24. The applicant shall provide B.T. surface to the existing 40'-0" wide approach road as per standard specifications along with internal roads.

25. 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 and Construction of low height compound wall with ornamental grill to the open spaces and handing over the open spaces along with other Spaces and proposed MP roads area to the local body at free of cost through Registered Gift Deed.

26. The applicant shall follows the conditions issued be SEIAA

27. The applicant has submitted the following post dated cheques

2nd installment cheques dt : 22.01.2022	= Rs. 1,47,64,044/-
3rd installment cheques dt : 22.07.2022	= Rs. 1,47,64,044/-
4th installment cheques dt : 22.01.2023	= Rs. 1,47,64,044/-


28. In case post dated cheques bounces, legal action will be initiated as per law against the applicant.

29. If any promoter/ builder/ applicant fails to pay the instilments as per the schedule of post dated cheques, the amount paid till then, shall be forfeited and the approval accorded for lay out is deemed to be cancelled and the applicant has to apply as a fresh.

**Yours faithfully,
Sd/-**

**for Metropolitan Commissioner
Director Planning-I**

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


**Divisional Accounts Officer (SJ)
Planning**