



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

District Commercial Complex, Administrative 'L' - Block,

Tarnaka, Hyderabad – 500 007.

Planning Department

Draft layout Letter

Application No. **013154/SKP/LT/U6/HMDA/28062018**

Date : **04 September, 2018**

To,

M/S.Green City Samarth Estates & Properties LLP
8-2-624 Sai Durga Towers Flat No.302 Road No.10 Banjara Hills Hyderabad -
500034, Hyderabad, Telangana
Pin Code - 500034

Sir,

Sub:-HMDA- Plg.Dept. -Draft **Layout Open Plot** in Sy.Nos. **158/P , 159/P , 163/P** situated at **Kondakal** Village, **Shankarpalle** Mandal, **Ranga Reddy** Dist. to an extent of **134457.08 Sq.m** - Approval Accorded - Reg.

Ref: 1. Application of **M/S.Green City Samarth Estates & Properties LLP**, Dated: **28 June, 2018**.

2. This Application No. **013154/SKP/LT/U6/HMDA/28062018** , **Date 25 July, 2018**, intimating the DC.

With reference to your application cited for approval of Draft **Layout Open Plot** have been technically approved and forwarded to the The Executive authority,Kondakal Gram panchayath/ Nagarapanchayath,Shankarpalle Mandal,Ranga Reddy District. vide this office Application No. **013154/SKP/LT/U6/HMDA/28062018** **Layout Permit No. 000178/LO/Plg/HMDA/2018, Date : 04 September, 2018** for taking further necessary action as per the powers delegated to the Local Authority and to release the plans **within (7) days** after collecting necessary fees at their end.

You are therefore, requested to approach the The Executive authority,Kondakal Gram panchayath/ Nagarapanchayath,Shankarpalle Mandal,Ranga Reddy District., for release of Draft Layout Permission.

This is for information.



Yours faithfully,

**For Metropolitan Commissioner
Planning Officer**



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

District Commercial Complex, Administrative 'L' - Block,

Tarnaka, Hyderabad – 500 007.

Planning Department

Application No. **013154/SKP/LT/U6/HMDA/28062018**

Date : **04 September, 2018**

To,

The Sub-Registrar,
Shankarpally SRO,
Ranga Reddy District.

Sir,

Sub:-HMDA- Plg.Dept. -Draft **Layout Open Plot** in Sy.Nos. **158/P , 159/P , 163/P** situated at **Kondakal** Village, **Shankarpalle** Mandal, **Ranga Reddy** Dist. to an extent of **134457.08 Sq.m** - Approval Accorded - Reg.

Ref: 1. Application of **M/S.Green City Samarth Estates & Properties LLP**, Dated: **28 June, 2018**.

2. This Application No. **013154/SKP/LT/U6/HMDA/28062018** , Date **25 July, 2018**, intimating the DC.

Your attention is invited to the Deed of Mortgage bearing vide Document **No. 7713/2018, Date: 4/8/2018** , executed in favour of M.C., HMDA, mortgaging the **Plot Nos. 325 To 329 & 338 To 392 to an extent of 12089.86 Sq.Mt.** of **Kondakal** Village, **Shankarpalle** Mandal, **Ranga Reddy** Dist. to an extent of **12089.86 Sq.Mt . of the plotted area as per G.O.Ms.No.276 MA dt.02-07-2010** & The Executive authority,Kondakal Gram panchayath/ Nagarapanchayath,Shankarpalle Mandal,Ranga Reddy District. as security for undertaking all the required developments as specified by the HMDA in the proceedings addressed to the Local Body Dt:04 September, 2018 , you have also given a certificate of Encumbrance on property vide reference 4th cited, confirming that the above plots are mortgaged against HMDA.

15.19% of plotted area mortgaged in favour of Metropolitan Commissioner, HMDA Vide Plot Nos: **325 To 329 & 338 To 392** through registered mortgage deed Vide Document No. **7713/2018, Date: 4/8/2018** towards security to submission of conversion certificate from concerned RDO/DRO of Revenue Department.

Taking into consideration of the agreement & Deed of Mortgage, Certificate of Encumbrance on property issued by you, this Authority released the draft Layout permission in favour of the applicant / developer Draft **Layout Permit No. 000178/LO/Plg/HMDA/2018, dt.04 September, 2018**.

You are therefore, requested not to undertake any conveyance of the property covered specifically in the **The Plot Nos. 325 To 329 & 338 To 392 to an extent of 12089.86 Sq.Mt.** as per the plan enclosed to any other persons(s) till necessary communication is sent by this Authority.

You are requested to note the each open spaces of the Layout and not to register such open spaces as shown in the Layout plan.

The Assistant Planning Officer of this Authority will be approaching you periodically for ascertaining the required details in the Layout under reference. You are accordingly requested to extent necessary assistance in the matter.

Encl: one plan

Yours faithfully,

**For Metropolitan Commissioner
Planning Officer**

Copy to:

1. The Executive authority,
Kondakal Gram panchayath/ Nagarapanchayath,
Shankarpalle Mandal,
Ranga Reddy District.
2. The District Registrar, Ranga Reddy District - for information.



Application No. **013154/SKP/LT/U6/HMDA/28062018**

Date : **04 September, 2018**

To,

The Executive authority,
Kondakal Gram panchayath/ Nagarapanchayath,
Shankarpalle Mandal,
Ranga Reddy District.

Sir,

Sub:-HMDA- Plg Application for approval of Draft **Layout Open Plot** (without enclosing the site with compound wall) in Sy.Nos.

158/P , 159/P , 163/P, Kondakal Village, Shankarpalle Mandal, Ranga ReddyDist. to an extent of 134457.08 Sq.m -

Approval Accorded - Reg.

Ref: 1. Application of **M/S.Green City Samarth Estates & Properties LLP**, Dated: **28 June, 2018**.

2. This Application No. **013154/SKP/LT/U6/HMDA/28062018 , Date 25 July, 2018**, intimating the DC.

3. Applicant's letter Date **28 June, 2018** submitting the Mortgage Deed No **7713/2018, Date: 4/8/2018** executed at Joint Sub- Registrar-2 Ranga reddy (RO) and Statement of Encumbrance on Property before mortgage & after mortgage

It is to inform that, in the reference 1st cited, **M/S.Green City Samarth Estates & Properties LLP** has applied to HMDA for development of Draft **Layout Open Plot** in Sy.Nos. **158/P , 159/P , 163/P**, situated at **Kondakal (V) ,Shankarpalle (M), Ranga Reddy** to an extent of **134457.08 Sq.Mt**

The above proposal has been examined under the provisions of section-18,19 & 20 of HMDA Act 2008 and also in accordance with the Statutory master plan / Zonal Development plans along with existing G.Os, Rules and Regulations which are in force.

The applicant has paid all required fees and charges to HMDA.

Vide reference 3 the applicant has submitted Deed of Mortgage executed in favour of the Metropolitan Commissioner, HMDA for Plot No. **325 To 329 & 338 To 392** as per G.O.Ms.No.276 MA dt.02-07-2010 vide Doc no **7713/2018, Date: 4/8/2018**.

The applicant has submitted the layout plan duly demarcating on ground and showing the proposed road network, plotted area and open spaces in the said layout area, to an of **134457.08. Sq.Mt** with **325 To 329 & 338 To 392** no of plots along with the existing measurements of the plot area on ground.The same is hereby examined and approval in draft **Layout Permit No. 000178/LO/Plg/HMDA/2018, dt.04 September, 2018**.

The land analysis of the Draft Layout Approved is as follows:

Sr no	Area	Sq.Mtrs
1	Total Site area	134457.08
2	Master plan Road affected area	0
3	Net Site Area	134457.08
4	Plotted area	79594.93
5	Open space	
	(i) Park	10085.36
	(ii) Social Infrastructure	3365.72
6	Layout Road Area	40738.53
7	Amenities area	0
8	Any Other	0

General Conditions:

1. If there is any misrepresentation is found in file, the draft layout shall be cancelled without any notice.
2. If there is any court case is pending with law, the applicant shall be responsible for settlement of the same.
3. 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.
4. The all roads should be opened for accessibility to the neighboring sites and the applicant shall not to construct any compound wall/fencing around the site.
5. Leveling 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 Mtrs and above).
6. 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.
7. 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.
8. Undertake street lighting and electricity facilities;
9. Provision of independent sewerage disposal system and protected water supply system including OHT and sumps.
10. 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;
11. Construction of low height compound wall with iron grills to the open spaces and handing over the open spaces along with other Spaces at free of cost and through Registered Gift Deed to the local body.
12. The applicant shall solely be responsible for the development of layout and in no way HMDA will take up development works.

Additional/Other:

1. The layout applicant is directed to complete the above developmental works within a period of THREE(3)Years
2. If there is any court case is pending in court of Law, the applicant / developer shall responsible for settlement of the same and i any court orders against the applicant / developer, the approved draft Layout withdrawn and cancelled without notice.
3. The applicant should not construct the compound wall around the site u/r and also not to block the roads, so as to provide access to the neighbouring lands, all the internal roads shall be opened for accessibility to the neighbouring sites.
4. The applicant shall form BT surface on approach road from the existing BT road to the site u/r along with the layout roads at the time of Final Layout proposals.
5. The applicant is solely responsible if any discrepancy / litigation in ownership documents, and HMDA is not responsible and approved layout plans shall be deemed to be cancelled and withdrawn without notice and action will be taken as per law.
6. 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:
7. Undertake street lighting and electricity facilities including providing of transformers.
8. Construction of low height compound wall with Iron grill to the open spaces.
9. 15.19% of plotted are i.e. 12089.86 Sq. Mtrs plot numbers (325,326,327,328,329,338,339,340,341,342,343,344,345,346,347,348,349,350,351,352,353,354,355,356,357,358,359,360, 361,362,363,364,365,366,367,368,369,370,371,372,373,374,375,376,377,378,379,380,381,382,383,384,385,386,387,388, 389,390,391 &392) total 60 plots Mortgaged in favour of The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority Vide Document No.7713/2018 Dt: 04-08-2018.
10. 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.
11. 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.
12. The applicant / developer should hand over the open space area 10757.86 Sq.mtrs, Social Infrastructure area 3365.72 Sq.mtrs and roads area 40738.53 Sq.mtrs to the Local Body at free of cost, by way of Registered deed before release of the Final Layout plan from HMDA.
13. The applicant shall not construct the building in any plots. The local body also shall not allow any constructions in plots till the final layout is issued by HMDA.
14. Any conditions laid by the authority are applicable.
15. The HMDA reserve the right to cancel the permission if it is found that the permission is obtained by false statement misinterpretation or suppression of any material facts of rules.

Yours faithfully,

**For Metropolitan Commissioner
Planning Officer**

Copy to:

- 1.M/S.Green City Samarth Estates & Properties LLP
8-2-624 Sai Durga Towers Flat No.302 Road No.10 Banjara Hills Hyderabad -
500034, Hyderabad, Telangana
Pin Code - 500034
2. The Sub-Registrar,
Shankarpally 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.

