

**HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY**

District Commercial Complex, Administrative 'L' - Block,
Tarnaka, Hyderabad – 500 007.

Letter No.204734/LO/Plg./HMDA/2015**Date:06-12-2017**

To
The Executive Authority,
Bandlaguda Jagir Gram Panchayat
Rajendranagar Mandal,
Rangareddy District.

Sir,

Sub:- HMDA- Plg. Dept. – Proposal for approval of Draft Residential Layout with Houses and Apartments in Sy.No. 13/P of Bandlaguda Jagir (V), Rajendranagar (M), R.R.District to an extent of 22.175 Acres – Approval Accorded - Reg.

- Ref:
- 1.Your application dt. 17-12-2015.
 2. This Office Lr.No. 204734/LO/Plg./HMDA/2015 Pay Development charges and Other Charges Dt. 06.06.2016
 3. Your application dt. 14-02-2017.
 4. This Office Lr.No. 204734/LO/Plg./HMDA/2015 Payment of Development charges and Other Charges in installments Dt. 09.05.2017.
 5. Applicant letter Dt 10.10.2017 submission of Mortgage Deed Vide document No. 6227/2017 Dt 10.09.2017, Document No. 6226 of 2017, & 628 of 2017 and Contractor Risk Policy
 6. This Office Lr.No. 204734/LO/Plg./HMDA/2015 Dt 31.10.2017
 7. Applicant letter Dt 10.10.2017 submission of Structural Drawings, Gift Deed and Proceeding of RDO for conversion of Non-Agricultural purpose
 8. Encumbrance Certificate Application No. 86856, 86786, 86721

It is to inform that, in the reference 1st cited, M/s. SMR SM Estates has applied to HMDA approval of Residential Layout with Houses and Apartments in Sy.No. 13/P of Bandlaguda Jagir (V), Rajendranagar (M), R.R.District to an extent of 22.175 Acres has been scrutinized and approval accorded.

The applicant submitted Agreement & Deed of Mortgage executed in favour of the Metropolitan Commissioner, HMDA as follows

1. Unit No. 114, 115, 116, 117, 118, 119, 120 & 120 (Total 8 Units) to an extent of 2589.76 Sq Mtrs with built up area of 3365.14 Sq Mts vide document No. 6227 of 2017 Dt 19.09.2017 and mortgage 10.36% built up area of the Ground & first floor i.e. 392.94 sq.mts vide document No. 6228 of 2017 Dt 19.09.2017.
2. Unit No. 1,2,3,7,8,9,19 & 20 to an extent of 2481.76 with built up area 3333.28 Sq Mtrs vide document No. 6226 of 2017 Dt 19.09.2017 towards installment for payment.

The applicant has submitted the layout plan to an extent of Ac 22-175 Gts. and the same is hereby approved in **Draft Layout Permit No. 43/LO/Plg/HMDA/2017, Date:06-12-2017** 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., Unit No. 114, 115, 116, 117, 118, 119, 120 & 121 (Total 8 Units) to an extent of 2589.76 Sq Mtrs with built up area of 3365.14 Sq Mts and mortgage 10.36% built up area of the Ground & first floor i.e. 392.94 sq.mts and Unit No. 1,2,3,7,8,9,19 & 20.

3. That the draft layout with housing project 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 Agreement of 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.
 - k. To construct the buildings as per plans approved by HMDA
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.168 MA dt.07-04-2012 as amended vide G.O.Ms.No. 7 MA & UD Dt 05.01.2016 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 Executive Authority.
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 be 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 and the proposal is subject to outcome of court orders if any.
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 & overhead 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 be 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.168 MA dt:07.04.2012 and G.O.Ms.No.288 MA dt:03.04.2008 and G.O.Ms.No.245 MA dt:30.06.2012 and G.O.Ms.No.526 MA dt:31.07.2008 and its installments.

22. The applicant / developer should handover the open space area (park) to an extent of 9295.53 m², Utilities area 239.94 m² and road area to an extent 30280.74 m² to the Local Body at free of cost, by way registered gift deed before release of final Layout from HMDA.
23. The applicant shall develop Amenities before releasing of the final layout.
24. The HMDA reserve the right to cancel the permission, if it is found that the permission is obtained by false statement or misinterpretation or suppression of any material facts or rule.
25. The applicant is the whole responsible if any discrepancy occurs in the ownership documents and ULC aspects and if any litigation occurs, the technically approved building plans may with-drawn without notice.
26. The applicant / developer are the whole responsible if anything happens while developments of Layout with housing development and construction of buildings and after in the said layout with housing plans action will be taken as per law.
27. The applicant had submitted the conversion certificate issued vide proc. No. C1/1214/2017 Dt 14.06.2017 to an extent of Ac 22.07 Gts issued by Rajendranagar Division Ranga Reddy District.
28. **If the applicant fails to pay the installments as per the schedule of post dated cheques, the amount paid till then shall be forfeited and the approval accorded for layout / building project is deemed to be cancelled and the applicant has to apply as a fresh.**
29. The details of postdated cheques are as follows

Installments	Payable amt	Cheque No	Bank	Payable month
3 rd	49,89,491/-	535079	Corporation Bank	25.01.2018
4 th	49,89,491/-	535080	Corporation Bank	25.04.2018
5 th	49,89,491/-	535081	Corporation Bank	25.07.2018
6 th	49,89,491/-	535082	Corporation Bank	25.10.2018
7 th	49,89,491/-	535083	Corporation Bank	25.01.2019
8 th	49,89,491/-	535084	Corporation Bank	25.04.2019

30. In case cheque bounce of post dated cheques, legal action shall be initiated as per law against the applicant.

31. In case the applicant completes the project / development before the period of allowable installments, he shall pay the total balance charges along with final layout application / application for release of mortgage.
32. The applicant has handed over the area affected under 30.00 Mtrs Master Plan road to an extent of 2121.27 Sq Mtrs to the Gram Panchayat Bandlaguda Jagir (V) vide document No. 7292 of 2017 Dt 27.10.2017
32. Any conditions laid by the authority are applicable.

Yours faithfully,
Sd/-
for Metropolitan Commissioner
Director Planning-I

Copy to:

1/ M/s SMR SM Estates
SMR House, Plot No.73,
Nagarjuna Hills,
Panjagutta,
Hyderabad - 500 082

2. The Joint Sub-Registrar, Gandipet
R.R. District.
3. The District Registrar, R.R. District.
4. The Spl. Officer & Comp. Authority, Urban Land Ceilings,
3rd floor, Chandra Vihar Complex, M.J.Road, Hyderabad.
5. The Collector, Sangareddy District.
6. The Vice-Chairman & Managing Director
H.M.W.S&S.B, Khairtabad,
HYDERABAD
7. The Chairman & Managing Director,
Central Power Distribution Company Ltd.,
Mind Compound, Back side of Secretariat,
HYDERABAD.
- for information

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


Divisional Accounts Officer (L)
Planning

