



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

District Commercial Complex, Administrative 'L' - Block,

Tarnaka, Hyderabad – 500 007.

Planning Department

Draft layout Letter

Application No. **012052/ZOC/LT/U6/HMDA/25052018**

Date : **06 March, 2019**

To,

Sri.G.Ravi Kumar,Sri. Komari Venkatesh& Sri Komari Srinivas
M/s Saket Engineers Pvt. Ltd.,
1-31/A, Saket Kapra,
ECIL Post,Hyderabad
, Hyderabad, Telangana
Pin Code - 500062

Sir,

Sub:-HMDA- Plg.Dept. -Draft **Layout Open Plot** in Sy.Nos. **428(P),429(P) of Gowdavelly-ORRG(V) & 226(P),233(P),234 (P),238(P)** situated at **Kandlakoya-ORRG** Village, **Medchal-ORRG** Mandal, **Medchal-Malkajgiri** Dist. to an extent of **21002.12 Sq.m** - Approval Accorded - Reg.

Ref: 1. Application of **Sri.G.Ravi Kumar,Sri. Komari Venkatesh& Sri Komari Srinivas**, Dated: **25 May, 2018**.

2. This Application No. **012052/ZOC/LT/U6/HMDA/25052018** , **Date 11 January, 2019**, intimating the DC.

With reference to your application cited for approval of Draft **Layout Open Plot** have been technically approved and forwarded to the ToGram panchayat, Gowdavelley and Kandlakoi village,Medchal, , Medchal - Malkajgiri Dist. vide this office Application No. **012052/ZOC/LT/U6/HMDA/25052018 Layout Permit No. 000053/LO/Plg/HMDA/2019, Date : 06 March, 2019** 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 ToGram panchayat, Gowdavelley and Kandlakoi village,Medchal, , Medchal - Malkajgiri Dist., 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. **012052/ZOC/LT/U6/HMDA/25052018**

Date : **06 March, 2019**

To,

To,

The Vice Chairman and Managing director

H.M.W.S & S.B, Khairtabad,

HYDERABAD

Sir,

Sub:-HMDA- Plg.Dept. -Draft **Layout Open Plot** in Sy.Nos. **428(P),429(P) of Gowdavelly-ORRG(V) & 226(P),233(P),234**

(P),238(P) situated at **Kandlakoya-ORRG** Village, **Medchal-ORRG** Mandal, **Medchal-Malkajgiri** Dist. to an extent of

21002.12 Sq.m - Approval Accorded - Reg.

Ref: 1. Application of **Sri.G.Ravi Kumar,Sri. Komari Venkatesh& Sri Komari Srinivas**, Dated: **25 May, 2018**.

2. This Application No. **012052/ZOC/LT/U6/HMDA/25052018** , Date **11 January, 2019**, intimating the DC.

Your attention is invited to the Deed of Mortgage bearing vide Document No. **2383 of 2019 & 2382 of 2019, Date: 14/2/2019** , executed in favour of M.C., HMDA, mortgaging the **Plot Nos. 40,41,42,48,49,50,56,57,58,64 & 65,70,71 to an extent of 2536.03 Sq.Mt.** of **Kandlakoya-ORRG** Village, **Medchal-ORRG** Mandal, **Medchal-Malkajgiri** Dist. to an extent of **2536.03 Sq.Mt.** . of the plotted area as per **G.O.Ms.No.276 MA dt.02-07-2010 & ToGram** panchayat, Gowdavelly and Kandlakoi village,Medchal, , Medchal - Malkajgiri Dist. as security for undertaking all the required developments as specified by the HMDA in the proceedings addressed to the Local Body Dt:06 March, 2019 , you have also given a certificate of Encumbrance on property vide reference 4th cited, confirming that the above plots are mortgaged against HMDA.

20.89% of plotted area mortgaged in favour of Metropolitan Commissioner, HMDA Vide Plot Nos: **40,41,42,48,49,50,56,57,58,64 & 65,70,71** through registered mortgage deed Vide Document No. **2383 of 2019 & 2382 of 2019, Date: 14/2/2019** 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. 000053/LO/Plg/HMDA/2019, dt.06 March, 2019**.

You are therefore, requested not to undertake any conveyance of the property covered specifically in the **The Plot Nos. 40,41,42,48,49,50,56,57,58,64 & 65,70,71 to an extent of 2536.03 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:

To,
The Chairman and Managing Director,
Central Power Distribution Company Ltd,
Mint Compound,
Back Side of Secretariat,
HYDERABAD - for information.



Application No. **012052/ZOC/LT/U6/HMDA/25052018**

Date : **06 March, 2019**

To,

To

Gram panchayat,
Gowdavelley and Kandlakoi village,
Medchal, , Medchal - Malkajgiri Dist.

Sir,

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

428(P),429(P) of Gowdavelly-ORRG(V) & 226(P),233(P),234(P),238(P), Kandlakoya-ORRG(Village, Medchal-ORRG

Mandal, **Medchal-Malkajgiri**Dist. to an extent of **21002.12 Sq.m** - Approval Accorded - Reg.

Ref: 1. Application of **Sri.G.Ravi Kumar,Sri. Komari Venkatesh& Sri Komari Srinivas**, Dated: **25 May, 2018**.

2. This Application No. **012052/ZOC/LT/U6/HMDA/25052018** , Date **11 January, 2019** , intimating the DC.

3. Applicant's letter Date **25 May, 2018** submitting the Mortgage Deed No **2383 of 2019 & 2382 of 2019, Date: 14/2/2019** 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, **Sri.G.Ravi Kumar,Sri. Komari Venkatesh& Sri Komari Srinivas** has applied to HMDA for development of Draft **Layout Open Plot** in Sy.Nos. **428(P),429(P) of Gowdavelly-ORRG(V) & 226(P),233(P),234(P),238(P)**, situated at **Kandlakoya-ORRG(V) ,Medchal-ORRG(M), Medchal-Malkajgiri** to an extent of **21002.12 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. **40,41,42,48,49,50,56,57,58,64 & 65,70,71** as per G.O.Ms.No.276 MA dt.02-07-2010 vide Doc no **2383 of 2019 & 2382 of 2019, Date: 14/2/2019**.

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 **21002.12. Sq.Mt** with **40,41,42,48,49,50,56,57,58,64 & 65,70,71** 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. 000053/LO/Plg/HMDA/2019** , dt.**06 March, 2019**.

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

Sr no	Area	Sq.Mtrs
1	Total Site area	34367.29
2	Master plan Road affected area	0
3	Net Site Area	21002.12
4	Plotted area	12141.35
5	Open space	
	(i) Park	1942.68
	(ii) Social Infrastructure	554.27
6	Layout Road Area	6363.52
7	Amenities area	0
8	Any Other	0

General Conditions:

1. The Applicant shall pay DC, PC and other charges within 30 days
- 2.
3. The applicant shall follow the conditions imposed by HMDA
4. The applicant shall not construct the compound wall around the site under reference.
5. The applicant shall comply the conditions laid down in the G.O.Ms.No.168, dt.7-4-2012 and G.O. Ms. No. 541 MA
6. 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.
7. 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 be with-drawn without any notice.
8. If any cases are pending in court of law with regard to the site U/R and have adverse orders, the permission granted shall deem to be withdrawn and cancelled.
9. The applicant shall provide the STP and septic tank as per standard specification.
10. Any conditions laid by the authority are applicable.
11. The applicant shall follow the fire service department norms as per act 1999.
12. The applicant shall construct all houses in the layout plots as approved by HMDA before release of final layout.
13. The applicant shall mortgage for plot no.s 40,41,42,48,49,50,56,57,58,64 & 65,70,71 to an extent of 28,629.00 . Sq. Mt. in Survey No. 428(P),429(P) of Gowdavelly-ORRGCV & 26(P),233(P),234(P), 238(P) of Kandlakoya-ORRGCV Village, Medchal-ORRGCV through registered deed in favour of MC, HMDA and the same shall be submitted to HMDA.
14. You are requested to obtain and produce the Certificate of Encumbrance on property one day prior to mortgage and one day after the mortgage from the Sub -Registrar, indicating that the area under mortgage is not sold to any other person and vests with the developers only.
15. The applicant shall handover the Layout roads area 6363.52 Sq.mtrs (30.30 %), Open space & utility area 1942.68 Sq.mtrs (9.25 %) Social infrastructure area 554.27 Sq.mtrs (2.64 %)to the Local Body before release of Final Layout plans by HMDA.
16. The HMWS and SB and T.S. Transco not to provide the permanent connection till to produce the occupancy certificate from the Sanctioning Authority.
17. The submitted architect signature made on the plans and Undertaking on Rs.100 Non Judicial Stamp paper if any discrepancy and misinterpretation, in case in future any objections raised by the concerned architect, the technically approved Layout plans will be withdrawn and cancelled without any notice and action will be taken as per law.
18. In large projects where it is proposed to temporarily house the construction workers on the site, proper hygienic temporary shelter with drinking water and sanitary measures shall be provided.
19. The Owner/Developers shall be responsible for the safety of construction workers.

PDC INFORMATION :

DEVELOPMENT, CAPITALIZATION CHARGES : -

S.NO.	INSTALLMENTS	DUE DATE	AMOUNT IN RS	CHEQUE NO.	BANK NAME	BANK BRANCH
1	1	11/02/2019	₹ 1,263,804.00			
2	2	11/05/2019	₹ 1,148,780.00	6519	HDFC	sanikpuri
3	3	11/08/2019	₹ 1,148,780.00	6520	HDFC	sanikpuri
4	4	11/11/2019	₹ 1,148,780.00	6521	HDFC	sanikpuri

Yours faithfully,

**For Metropolitan Commissioner
Planning Officer**

Copy to:

To,
Sri.G.Ravi Kumar,Sri. Komari Venkatesh& Sri Komari Srinivas
M/s Saket Engineers Pvt. Ltd.,
1-31/A, Saket Kapra,
ECIL Post,Hyderabad
Hyderabad, Telangana .Pin Code – 500062 - for information.

