



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY
Swarna Jayanthi Complex, 4th floor, West Wing
Ameerpet, Hyderabad – 500 038.

PLANNING DEPARTMENT

Letter No. 051805/SKP/LT/U6/HMDA/20012022

Dt:29-03-2022

To
Sri. Aditya Squares
Rep. Managing Partner
Sri Ramalingam Srikanth
Plot No. 472, Road No. 36, Jubilee Hills
Hyderabad - 500073

Sir,

Sub:- HMDA- Plg.Dept - Application for approval of Residential draft layout with Housing in Sy.No:102/A(P), 103/EE(P), 100/A(P), 99/A, 99/AA, 99/e situated at Rameswarbanda village, Patancheruvu mandal to an extent of 86,805.02 sq. mtrs or Ac.21.18 gts – Intimation - Reg.

Ref:- 1. Online DPMS File No. 051805/SKP/LT/U6/HMDA/20012022
2. Note Orders of Metropolitan Commissioner, HMDA Dt. 19.03.2022
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The proposal submitted by you for approval of Residential draft layout with Housing in Sy.No:102/A(P), 103/EE(P), 100/A(P), 99/A, 99/AA, 99/e situated at Rameswarbanda village, Patancheruvu mandal to an extent of 86,805.02 sq. mtrs or Ac.21.18 gts and to process the application further, the following local body charges are to be remitted through separate challans in favour of Metropolitan Commissioner, HMDA at Cash Collection Counter, I.O.B., Extension Counter, HUDA Complex, Ameerpet, Hyderabad.

1	Development Charges for residential BUA	8658912.00
2	Development charges for amenities BUA	384131.00
3	Development Charges for Total site area	6944402.00
4	Development charges for plotted area	3834179.00
5	Development chargers for amenities plot area	140128.00
6	Processing Charges for Total built up area Inc. amenities	2290619.00
7	Processing Charges for Total site area	868051.00
8	Capitalization charges	9810877.00
9	Publications charges	5000.00
10.	Shelter Fees	6944402.00
11.	Road Impact Fee	6944402.00
	Total	4,68,25,103.00
B	Environment Impact Fee	19,46,255/-

To process the application further, the above charges are to be remitted in favour of Metropolitan Commissioner, HMDA at Cash Collection Counter, I.O.B., Extension Counter, Swarnajayanthi Complex, Ameerpet.

You are also requested to take further action to meet the following precedent conditions for processing the development permission further and produce documentary proof / evidence of meeting the precedent conditions

General Conditions for Compliance:

1. 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
2. Provision of independent sewerage disposal system and protected water supply system including OHT / Sumps and 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.
3. Undertake street lighting and electricity facilities.
4. The applicant should pay the DC, PC & other charges in favour of M.C, HMDA within 30 days from the date of intimation.
5. The applicant shall mortgage 5 % of the built up area , as the case may be as shown in mortgage plan in favour of Metropolitan Commissioner Hyderabad Metropolitan Development Authority through Registered mortgage deed.
6. The applicant / developer should hand over the open space area, utilities area and roads area to the Local Body at free of cost, by way of Registered deed before release of the Final Layout plan from HMDA
7. The applicant is not permitted to 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.
8. 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 issued against the applicant / developer, the approved draft Lay-out plans is withdrawn and cancelled without notice and action will taken as per Law.
9. If any dispute litigation arises in future, regarding the ownership of a land, site 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 / litigation.
10. 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.
11. 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.
12. The applicant shall comply the guidelines which are applicable for development of layout as per G.O. Ms. No. 33 MA dt. 24-01-2013 & G.O.Ms.No.168, MA, dt: 07.04.2012.

13. 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
14. The applicant shall construct the sufficient Harvesting Pits, Septic tank and Sump / OHT etc., as per standard specifications. Your compliance on the above should reach the undersigned within one month failing which further action will be taken as per the extend of law.
15. 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.
16. Subject to confirmation of NOC committee before release of plans.

Precedent Conditions for Compliance:

1. 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.
2. The applicant shall hand over the road affected area to an extent of 3333.75 Sq mts as shown in the plan to the local body at free of cost.

Additional/Other:

1. Shall make necessary arrangements for providing connectivity of its potable/drinking water supply duly laying the necessary pipelines of the sized as prescribed to the main trunk/connecting pipeline under mission bhagiratha or any other as approved by the relevant authorities such as HMWSSB/ EnC PH/ RWS dept..
2. For all layouts less than 10 acres in size, the developer shall put in place a mechanism for septage treatment in accordance with Telangana State FSSM policy. Future, the treated sewerage shall be connected to the existing public sewerage system up-to the point as specified.
3. Shall undertake underground ducting of all utilities and services lines either under the footpaths or under central median of the roads as the case may be with proper provisions at junctions and crossings, etc.
4. Shall earmark space for disposal and dumping of solid waste within layout site, in addition to mandatory open space and bio-compost unit shall be developed in accordance with the telangana solid waste management rules.
5. A mechanism for segregation of garbage shall be put in place.
6. Shall develop Avenue plantation within the median (in 60 feet and above roads) and by the side of foot paths towards the plot boundary duly leaving the entire footpath space for pedestrians.
7. Shall provide the underground storm water drainage system.
8. All the foot paths shall be paved with tiles and any other such material.

9. Cycling tracks should be developed within the layout.
10. Transformer yard shall be provided in the area earmarked for utilities.
11. All the street light shall be provided with LED lighting.
12. Shall make necessary arrangements for complete stoppage of usage of plastic in layout and shall have necessary mechanism and create awareness among the plot owners/purchases.
13. Green foliage shall be planned and taken up in a manner prescribed and saplings will be in place and surviving as per the plan before the OC is issued.

Your compliance on the above should reach the undersigned within one month i.e., before 28.04.2022 failing which further action will be taken as per the extent of law.

This shall not be construed as approval of the proposal and permissions for development.

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

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



**Divisional Accounts Officer (SJ)
Planning**