

**HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY**

Swarna Jayanthi Complex, 4th floor, West Wing
Ameerpet, Hyderabad – 500 038.

PLANNING DEPARTMENT**Letter No. 045223/SKP/LT/U6/HMDA/15042021****Dt:28-03-2022**

To

M/s LEAGUE SPACES LLP and Others

D.No: 5-160 Sy.No:227/AA Manchirevula village

Gandipet Mandal, Hyderabad, Telangana Pin Code – 500072

Sir,

Sub:- HMDA- Plg.Dept - Application for approval of Residential, Draft Layout with Housing Under Gated Community (With Compound Wall) in Survey No. 17/EE, 18/U, 19/U (Bandlaguda Jagir) 18/AA, 19/AA, 18/E, 19/E, 19/P, 18/P, 18/EE, 19/EE (Kismatpur) 96/A2/1, 96/2E, 96/AA/2, 96/EE/2 (Hyderguda) of Bandlaguda (Jagir) Village, Bandlaguda Jagiir Municipal corporation Mandal, Ranga Reddy District to an extent of 78,784.25 Sq. Mt. – Plans Approved – Reg.

Ref:- 1. Online DPMS File No. 045223/SKP/LT/U6/HMDA/15042021
2. This Office Lr.No. 045223/SKP/LT/U6/HMDA/15042021 Dt 15.04.2021
3. This Office Lr.No. 045223/SKP/LT/U6/HMDA/15042021 Dt 26.10.2021.
4. This Office Lr.No. 045223/SKP/LT/U6/HMDA/15042021 Dt 11.03.2021.
5. Application of M/s LEAGUE SPACES LLP and Others Dt. 14.03.2022

Vide reference 1st cited, the proposal for approval of Residential, Draft Layout with Housing Under Gated Community (With Compound Wall) in Survey No. 17/EE, 18/U, 19/U (Bandlaguda Jagir) 18/AA, 19/AA, 18/E, 19/E, 19/P, 18/P, 18/EE, 19/EE (Kismatpur) 96/A2/1, 96/2E, 96/AA/2, 96/EE/2 (Hyderguda) of Bandlaguda (Jagir) Village, Bandlaguda Jagiir Municipal corporation Mandal, Ranga Reddy District to an extent of 78,784.25 Sq. Mt has been examined with reference to the notified Master Plan and building Rules and regulations.

The Details of Charges are as follows

HMDA Charges

Sl.No	Description	Amount in Rs.
1	DC charges for Built up area	7565000.00
2	Processing charges for total site area	787842.00
3	Processing charges for total Built up area	1891250.00
4	Publication charges	5000.00
5	Shelter Fees	6302740.00
6	Capitalization charges	42401250.00
7	Development charges for total site area	6302740.00
8	Development charges for Built Upa area Amenities Building	257663.00
9	Processing charges for plot area including amenities	470379.00
10	Audit Inspection charges	10000.00
11	Road impact fees	3151373.00
	Total	69145237.00
		700000.00
	Amount to be paid	6,84,45,237.00
	Environmental Impact Fees	4787898.00

LOCAL BODY CHARGES:

Description	Amount in Rs.
Conversion Charges	1322570.00
Site Approval Charges	1763426.00
Approval of Layout Charges per Hectare	163480.00
Document Verification Charges	2204283.00
Postage and advertisement chagres	2500.00
Building Permit Fee	4539000.00
Rain Water Harvesting Charges	5000.00
Debris Charges	109500.00
Compound Wall Fee	40710.00
Vacant land Tax (Library Cess 8% on VLT)	2391671.00
Labour Cess	8957263.00
Total	21499403.00

The applicant submitted Deed of Mortgage executed in favour of the Metropolitan Commissioner, HMDA for **Villa Nos. 111, 112, 107, 108, 109, 147, 148, 149, 150, 151 and 152 (Total 11 units) to an extent of 3315.61 Sq.Mtrs** as per G.O.Ms.No.276 MA dt.02-07-2010 at Sub-Register **Rangareddy** vide Document **No. 16602 of 2021, dt. 15-12-2021.**

The applicant has made simple mortgage of 10% of built up area in favor of Metropolitan Commissioner, HMDA as per rule 25 (d) of G.O. Ms No.168 Dt:07.04.2012.The same is executed at Sub-Register Balanagar vide Doc. No **No. 16602 of 2021, dt. 15-12-2021.**

The applicant has submitted the layout plan to an extent of to an extent of 78,784.25 Sq. Mt Sq.mts and the same is hereby approved in **Draft Layout Permit No. 08/LO/ Plg/HMDA/2022 Date:28-03-2022** 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 **Villa Nos. 111, 112, 107, 108, 109, 147, 148, 149, 150, 151 and 152 (Total 11 units) to an extent of 3315.61 Sq.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 Municipal Commissioner 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 Municipal Commissioner 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 Municipal Commissioner 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 inforce.
 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 casement 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 Municipal Commissioner 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 (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.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 handover the road affected area to an extent of 8772.00 Sq Mtrs to the local body at free of cost.
25. The applicant shall handover open space area 2130.00 Sq Mtrs, utility area 296.52 Sq Mtrs, Roads area 4677.33 Sq Mtrs to the local body before release of final layout plans by HMDA.
26. In case cheque bounce of post-dated cheques, legal action shall be initiated as per law against the applicant
27. The conditions issued vide reference 3RD cited holds good.
26. Any conditions laid by the authority are applicable.

Sl.No	Installment No.	Due Date	Amount in Rs.	Cheque No.	Bank & Branch
1	2	25.04.2022	1,71,11,310.00	000217	Kotak Bank Narsingi
2	3	25.11.2022	1,71,11,310.00	000216	Kotak Bank Narsingi
3	4	25.04.2023	1,71,11,310.00	000218	Kotak Bank Narsingi

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

Copy to:

To

1. The Municipal Commissioner Bandlaguda Jagir Corporation Gandipet Mandal R.R. District for information.
2. The District Registrar, R.R. District.
3. The Collector, R.R. District for information
4. The Spl. Officer & Comp. Authority, Urban Land Ceilings, 3rd floor, Chandra Vihar Complex, M.J.Road, Hyderabad.

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


Divisional Accounts Officer (SJ)
Planning