



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

District Commercial Complex, Administrative 'L' - Block,

Tarnaka, Hyderabad - 500 007.

Planning Department

Draft layout Letter

Application No. **049410/GHT/LT/U6/HMDA/06102021**

Date : **08 February, 2022**

To,

M/s SRL INFRA TEC REP BY KOLAN CHANDRASHEKAR REDDY AND OTHERS
12-43/2, SY. NO. 148/10, 148, NAGARAM, KEESARA MANDAL, KEESARA,
TELANGANA
Pin Code - 501218

Sir,

Sub:-HMDA- Plg.Dept. -Draft **Layout Open Plot** in Sy.Nos. **304/P, 305/P** situated at **Keesara** Village, **Keesara** Mandal, **Medchal-Malkajgiri** Dist. to an extent of **39435.91 Sq.m** - Approval Accorded - Reg.

Ref: 1. Application of **M/s SRL INFRA TEC REP BY KOLAN CHANDRASHEKAR REDDY AND OTHERS**, Dated: **06 October, 2021**.

2. This Application No. **049410/GHT/LT/U6/HMDA/06102021** , Date **26 November, 2021**, 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/Commissioner, Keesara village/ Gram Panchayath, Keesara Mandal, Medchal- Malkajgiri District. vide this office Application No. **049410/GHT/LT/U6/HMDA/06102021 Layout Permit No. 000032/LO/Plg/HMDA/2022, Date : 08 February, 2022** 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/Commissioner, Keesara village/ Gram Panchayath, Keesara Mandal, Medchal- Malkajgiri District., for release of Draft Layout Permission.

This is for information.



Yours faithfully,

For Metropolitan Commissioner
Name : **PRAVEEN KUMAR REDDY B**
Designation : Planning Officer
Date : 08-Feb-2022 11: 49:56



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

District Commercial Complex, Administrative 'L' - Block,

Tarnaka, Hyderabad - 500 007.

Planning Department

Application No. **049410/GHT/LT/U6/HMDA/06102021**

Date : **08 February, 2022**

To,

To

The Sub Registrar,
Keesara.

Sir,

Sub:-HMDA- Plg.Dept. -Draft **Layout Open Plot** in Sy.Nos. **304/P, 305/P** situated at **Keesara** Village, **Keesara** Mandal,

Medchal-Malkajgiri Dist. to an extent of **39435.91 Sq.m** - Approval Accorded - Reg.

Ref: 1. Application of **M/s SRL INFRA TEC REP BY KOLAN CHANDRASHEKAR REDDY AND OTHERS**, Dated: **06 October, 2021**.

2. This Application No. **049410/GHT/LT/U6/HMDA/06102021**, Date **26 November, 2021**, intimating the DC.

Your attention is invited to the Deed of Mortgage bearing vide Document No. **412/2022**, Date: **12/1/2022**, executed in favour of M.C., HMDA, mortgaging the **Plot Nos. 84 TO 102 to an extent of 3642.4 Sq.Mt.** of **Keesara** Village, **Keesara** Mandal, **Medchal-Malkajgiri** Dist. to an extent of **3642.4 Sq.Mt.** of the plotted area as per **G.O.Ms.No.276 MA dt.02-07-2010** & The Executive Authority/Commissioner, Keesara village/ Gram Panchayath, Keesara Mandal, Medchal-Malkajgiri District. as security for undertaking all the required developments as specified by the HMDA in the proceedings addressed to the Local Body Dt:08 February, 2022, you have also given a certificate of Encumbrance on property vide reference 4th cited, confirming that the above plots are mortgaged against HMDA.

15.5% of plotted area mortgaged in favour of Metropolitan Commissioner, HMDA Vide Plot Nos: **84 TO 102** through registered mortgage deed Vide Document No. **412/2022**, Date: **12/1/2022** 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. 000032/LO/Plg/HMDA/2022, dt.08 February, 2022**.

You are therefore, requested not to undertake any conveyance of the property covered specifically in the **The Plot Nos. 84 TO 102 to an extent of 3642.4 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,

Name : **PRABHAKAR REDDY B**
Designation : **Planning Officer**
Date : **08-Feb-2022 11: 49:55**

For Metropolitan Commissioner
Planning Officer

Copy to:

To

The Sub Registrar,
Keesara. - for information.



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

District Commercial Complex, Administrative 'L' - Block,

Tarnaka, Hyderabad - 500 007.

Planning Department

Application No. **049410/GHT/LT/U6/HMDA/06102021**

Date : **08 February, 2022**

To,

The Executive Authority/Commissioner,
Keesara village/ Gram Panchayath,
Keesara Mandal,
Medchal- Malkajgiri District.

Sir,

Sub:-HMDA- Plg Application for approval of Draft **Layout Open Plot** (without enclosing the site with compound wall) in Sy.Nos. **304/P, 305/P, Keesara Village, Keesara Mandal, Medchal-Malkajgiri Dist.** to an extent of **39435.91 Sq.m** - Approval Accorded - Reg.

Ref: 1. Application of **M/s SRL INFRA TEC REP BY KOLAN CHANDRASHEKAR REDDY AND OTHERS**, Dated: **06 October, 2021**.

2. This Application No. **049410/GHT/LT/U6/HMDA/06102021**, Date **26 November, 2021**, intimating the DC.

3. Applicant's letter Date **06 October, 2021** submitting the Mortgage Deed No **412/2022**, Date: **12/1/2022** 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 SRL INFRA TEC REP BY KOLAN CHANDRASHEKAR REDDY AND OTHERS** has applied to HMDA for development of Draft **Layout Open Plot** in Sy.Nos. **304/P, 305/P**, situated at **Keesara (V), Keesara (M), Medchal-Malkajgiri** to an extent of **39435.91 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. **84 TO 102** as per G.O.Ms.No.276 MA dt.02-07-2010 vide Doc no **412/2022**, Date: **12/1/2022**.

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 **39435.91. Sq.Mt** with **84 TO 102** 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. 000032/LO/Plg/HMDA/2022**, dt.08 February, 2022.

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

Sr no	Area	Sq.Mtrs
1	Total Site area	39435.91
2	Master plan Road affected area	0
3	Net Site Area	39435.91
4	Plotted area	23492.63
5	Open space	
	(i) Park	3400.76
	(ii) Social Infrastructure	986.99
6	Layout Road Area	11555.53
7	Amenities area	0
8	Any Other	0

General Conditions:

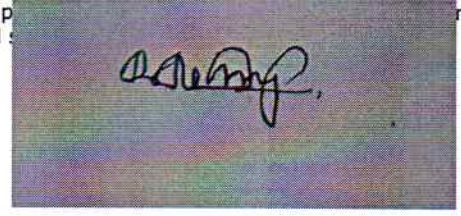
1. The applicant shall pay the balance revised DC, PC and other charges.
2. The applicant shall form 40 ft wide B.T approach to the site under reference along with the internal roads as per the standard specifications.
3. The applicant shall submit the NOC from RDO regarding conversion from Agriculture to Non-Agriculture purpose before release of final layout from HMDA.
4. If there is any misrepresentation is found in file, the draft layout shall be cancelled without any notice.
5. If there is any court case is pending with law, the applicant shall be responsible for settlement of the same.
6. 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.
7. 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.
8. 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).
9. 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.
10. Development of drainage and channelization of nalas for allowing storm water runoff.
11. 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.
12. Undertake street lighting and electricity facilities;
13. Provision of independent sewerage disposal system and protected water supply system including OHT and sumps.
14. 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.
15. 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;
16. 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.
17. The applicant shall not amalgamate the EWS and LIG plots and they should be maintained strictly as per the sanctioned layout plan.
18. The applicant shall solely be responsible for the development of layout and in no way HMDA will take up development works.
19. 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.
20. The applicant shall construct all houses in the layout plots as approved by HMDA before release of final layout.
21. 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 deptt.
22. 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; further, the treated sewerage shall be connected to the existing public sewerage system up-to the point as specified.
23. In case of layout sites more than 10 Acres, provision shall be made for construction of Sewerage Treatment Plan (STP) duly earmarking separate area in addition to mandatory layout open spaces.
24. 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.
25. 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.
26. A mechanism for Source segregation of garbage shall be put in place.
27. 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.
28. Shall provide the underground storm water drainage system.
29. All the foot paths shall be paved with tiles and any other such material.
30. Cycling tracks should be developed within the layout.
31. Transformer yard shall be provided in the area earmarked for utilities.
32. All the street light shall be provided with LED lighting.
33. 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/ purchasers.
34. 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.

Additional Conditions:

1. The applicant shall hand over the Roads Area to an extent of 11555.53 sq mts (29.30 %), Open space / park utility 3400.76 mts (8.62 %) and Social Infrastructure Area 986.99 sq mts (2.50 %) to the local body on free of cost and submit the

confirmation letter from the local body before coming for final layout to the HMDA.

2. Applicant has submitted the simple mortgage area in favour MC, HMDA of p... nt of
3642.4 Sq. mtrs (15.50%) deed vide doc no.412/2022 Dt:12.01.2022 and s...



Name : PRABHAKAR REDDY B
Designation : Planning Officer
Date : 08-Feb-2022 11: 49:54

For Metropolitan Commissioner
Planning Officer

Copy to:

1. The Chairman & managing Director,
Central Power Distribution Company Ltd,
Singareni Bhavan,
Red Hills,
Hyderabad-500004

2. The Vice - Chairman & Managing Director,
H.M.W.S & S.B,
Khairtabad,
Hyderabad. - for information.

