



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY
Swarnajayanthi Commercial Complex, 4th Floor
Ameerpet, Hyderabad -500038.

PLANNING DEPARTMENT

Lr.No. 057119/SKP/LT/U6/HMDA/01102022

Dt:20-12-2022

To
The Executive Authority
Nandigama Gram Panchayat
Patancheruvu mandal Sanagreddy District
Sir,

Sub: HMDA - Planning Department – Approval of Draft Layout with Housing under Gated Community in Sy.No. 215/PART, 218/PART, 224/PART, 217, 214, 216, 219, 220/PART, 221, 222/PART, 212/PART of Nandigama Village, Patancheruvu Mandal, Sanga Reddy District in an extent of Ac.62-01 Gts or 251007.15 Sq.mts – Technical Approval Accorded – Reg.

- Ref: 1. Online DPMS File No. 057119/SKP/LT/U6/HMDA/01102022,
2. Representation of M/s. Naandi Infra Tech Pvt Ltd., rep., by Managing Director, Sri Gorantla Kalyan Reddy Dt.15.10.2022.
3. Note Orders of Metropolitan Commissioner, HMDA Dt. 19.10.2022.
4. This Office Lr.No. **057119/SKP/LT/U6/HMDA/01102022** Dt 22.10.2022.
5. Application of M/s Naandi Infratech Private Limited Dt. 10.11.2022 & Dt.16.11.2022 paid DC charges and submitted Mortgaged Deed No.38582/2022 Dt.15.11.2022

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The proposal submitted by M/s. Naandi Infra Tech Pvt Ltd., rep., by Managing Director, Sri Gorantla Kalyan Reddy for Draft Layout with Housing under Gated Community in Sy.No. 215/PART, 218/PART, 224/PART, 217, 214, 216, 219, 220/PART, 221, 222/PART, 212/PART of Nandigama Village, Patancheruvu Mandal, Sanga Reddy District in an extent of Ac.62-01 Gts or 251007.15 Sq.mts has been examined and Technical approval accorded as detailed below vide layout permit No. **45/LO/Plq/HMDA/2022 Date:20-12-2022**.

I. The Details of Fees and Charges as follows

Sl. No.	Fees / Charges	Payable	Paid	Details of payment/ challan No.
1	Development Charges for Residential BUA	2,09,15,390/-	2,09,15,390/-	Rs. 12,00,000/- through online (Initial Payment) Rs.12,22,51,708/- through challan No. 2359 Dt. 09.11.2022
2	Development charges for Amenities BUA	7,86,720/-	7,86,720/-	
3	Development Charges for Total site area	2,00,80,572/-	2,00,80,572/-	
4	Development charges for amenities plot area	3,38,538/-	3,38,538/-	
5	Development chargers for Residential plotted area	1,17,09,824/-	1,17,09,824/-	
6	Processing Charges for Total built up area Inc. amenities	53,92,748/-	53,92,748/-	
7	Processing Charges for Total site	25,10,072/-	25,10,072/-	
8	Capitalization charges	2,83,69,094/-	2,83,69,094/-	
9	Publications charges	5000/-	5000/-	
10	Shelter Fees	2,00,80,572/-	2,00,80,572/-	
11	Audit Inspection Charges	10000/-	10000/-	
12	Road impact Fees 66% of DC	1,32,53,178/-	1,32,53,178/-	
	Total	12,34,51,708/-	12,34,51,708/-	
13.	Environment Impact Fee	81,05,455	81,05,455	challan No. 620648498 Dt. 11.11.2022

1. The applicant has mortgaged 5% area i.e 9351 Sq Yds or 10991.6374 Sq Mtrs i.e Unit No. 3, 4, 5, 6, 7, 8, 9, 21, 35, 40, 44, 47, 49, 50, 55, 126, 133, 184, 185, 186, 190, 191, 224, 225, 230, 239, 240 and 337 by way of mortgage deed in favour of Metropolitan Commissioner, HMDA vide mortgage deed No. document No. 18049 of 2022 Dt 16.05.2022 as per G.O.Ms.No.276 MA dt.02-07-2010 and the mortgaged area shall be released after completion of development work and after grant of occupancy certificate as per rule 26 by the HMDA .
2. The applicant has submitted the layout plan in an extent of Ac.62-01 Gts or 251007.15 Sq.mts and the same is hereby approved in **Draft Layout Permit No. 45/LO/Plg/HMDA/2022, Date:20-12-2022** and hereby communicated subject to the following conditions:
4. 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.
5. 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. . 3, 4, 5, 6, 7, 8, 9, 21, 35, 40, 44, 47, 49, 50, 55, 126, 133, 184, 185, 186, 190, 191, 224, 225, 230, 239, 240 and 337 in an extent of 9351 Sq Yds or 10991.6374 Sq Mtrs vide mortgage deed document No. 38582/2022 Dt.15.11.2022.
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 **(5) FIVE YEARS** from the date of issue of permission letter as per latest amendment of Building rules 2012 vide G.O.Ms.No.62, dt.21-03-2020 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 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 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 & 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 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. The applicant shall follow the applicable rules as prescribed by the Defence Authority as per G.O.Ms.No. 7 MA & UD dt. 05.01.2016
21. If any dispute litigation arises in future, regarding the ownership of a land, schedule of boundaries etc., the applicant shall responsible for the settlement of the same, HMDA or its employees shall not be a party to any such dispute / litigations.
22. 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.
23. 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
24. The applicant shall develop Amenities before releasing of the final layout.
25. 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.
26. 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.
27. 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.
28. 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

29. The applicant shall follow the conditions mentioned in SEIAA vide Identification No. EC22B000tg110288 in File No. SIA/TG/INFRA/A2/405706/2022 Dt 19.12.2022,
30. Any conditions laid by the authority are applicable.

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

Copy to:

1. M/s Naandi Infratech Private Limited
D.No. 1-98/6/J/26/NR Plot No. 26
2nd Floor Jubilee Enclave Hitech City Madhapur
Serlingampally Mandal R.R. District Hyderabad 500081
 2. The Joint Sub-Registrar, Sanagreddy
Sanagreddy District.
 3. The District Registrar, Sanagreddy 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 (SJ)
Planning.

