



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

District Commercial Complex, Administrative 'L' - Block,

Tarnaka, Hyderabad – 500 007.

Planning Department

Draft layout Letter

Application No. **060465/SKP/LT/U6/HMDA/10042023**

Date : **01 August, 2023**

To,

M/S. NIHIRA REALTORS LLP. REP.BY. MIRIYALA PREETHAM AND OTHERS
H.NO. 6-60, CHANDANAGAR, SERILINGAMPALLY, HYDERABAD, TELANGANA
Pin Code - 500050

Sir,

Sub:-HMDA- Plg.Dept. -Draft **Layout with Housing Under Gated Community (With Compound Wall)** in Sy.Nos.

162/A1,162/A1/1/1,162/A1/2,162/A1/1/2,162/AA2,162/E1,162/E2,166/AA2,166/E3 situated at

Rameshwaramband-ORRG Village, **Patancheruvu-ORRG** Mandal, **Sanga Reddy** Dist. to an extent of **34924.19 Sq.m** -

Approval Accorded - Reg.

Ref: 1. Application of **M/S. NIHIRA REALTORS LLP. REP.BY. MIRIYALA PREETHAM AND OTHERS**, Dated: **10 April, 2023**.

2. This Application No. **060465/SKP/LT/U6/HMDA/10042023** , Date **20 May, 2023**, intimating the DC.

With reference to your application cited for approval of Draft **Layout with Housing Under Gated Community (With Compound Wall)** have been technically approved and forwarded to the The Executive authority,Rameshwaramband Grampanchayath,Patancheru Mandal,Sanga reddy District. vide this office Application No. **060465/SKP/LT/U6/HMDA/10042023 Layout Permit No. 000145/LO/Plg/HMDA/2023, Date : 01 August, 2023** 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,Rameshwaramband Grampanchayath,Patancheru Mandal,Sanga reddy District., 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. **060465/SKP/LT/U6/HMDA/10042023**

Date : **01 August, 2023**

To,

The Sub-Registrar,
Patancheru SRO,
Sanga reddy District.

Sir,

Sub:-HMDA- Plg.Dept. -Draft **Layout with Housing Under Gated Community (With Compound Wall)** in Sy.Nos.

162/A1,162/A1/1/1,162/A1/2,162/A1/1/2,162/AA2,162/E1,162/E2,166/AA2,166/E3 situated at

Rameshwaramband-ORRGC Village, **Patancheruvu-ORRGC1** Mandal, **Sanga Reddy** Dist. to an extent of **34924.19 Sq.m** -

Approval Accorded - Reg.

Ref: 1. Application of **M/S. NIHIRA REALTORS LLP. REP.BY. MIRIYALA PREETHAM AND OTHERS**, Dated: **10 April, 2023**.

2. This Application No. **060465/SKP/LT/U6/HMDA/10042023** , Date **20 May, 2023** , intimating the DC.

Your attention is invited to the Deed of Mortgage bearing vide Document No. **8279/2023 & 8280/2023, Date: 27/6/2023** , executed in favour of M.C., HMDA, mortgaging the **Plot Nos. 39,48,116,117,70,97,98,99 &100 to an extent of 1471.48 Sq.Mt.** of **Rameshwaramband-ORRGC** Village, **Patancheruvu-ORRGC1** Mandal, **Sanga Reddy** Dist. to an extent of **1471.48 Sq.Mt . of the plotted area as per G.O.Ms.No.276 MA dt.02-07-2010 & The Executive authority,Rameshwaramband Grampanchayath,Patancheru Mandal,Sanga reddy District.** as security for undertaking all the required developments as specified by the HMDA in the proceedings addressed to the Local Body Dt:01 August, 2023 , you have also given a certificate of Encumbrance on property vide reference 4th cited, confirming that the above plots are mortgaged against HMDA.

10.77% of plotted area mortgaged in favour of Metropolitan Commissioner, HMDA Vide Plot Nos: **39,48,116,117,70,97,98,99 &100** through registered mortgage deed Vide Document No. **8279/2023 & 8280/2023, Date: 27/6/2023** 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. 000145/LO/Plg/HMDA/2023, dt.01 August, 2023.**

You are therefore, requested not to undertake any conveyance of the property covered specifically in the **The Plot Nos. 39,48,116,117,70,97,98,99 &100 to an extent of 1471.48 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: _____

1. The Executive authority,
Rameshwaramband Grampanchayath,
Patancheru Mandal,
Sanga reddy District.
2. The District Registrar, Sanga reddy District - for information.





HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

District Commercial Complex, Administrative 'L' - Block,

Tarnaka, Hyderabad – 500 007.

Planning Department

Application No. **060465/SKP/LT/U6/HMDA/10042023**

Date : **01 August, 2023**

To,

The Executive authority,
Rameshwaramband Grampanchayath,
Patancheru Mandal,
Sanga reddy District.

Sir,

Sub:-HMDA- Plg Application for approval of Draft **Layout with Housing Under Gated Community (With Compound Wall)**

(without enclosing the site with compound wall) in Sy.Nos.

162/A1,162/A1/1/1,162/A1/2,162/A1/1/2,162/AA2,162/E1,162/E2,166/AA2,166/E3, Rameshwaramband-ORRG

Village, **Patancheruvu-ORRG1** Mandal, **Sanga Reddy** Dist. to an extent of **34924.19 Sq.m** - Approval Accorded - Reg.

Ref: 1. Application of **M/S. NIHIRA REALTORS LLP. REP.BY. MIRIYALA PREETHAM AND OTHERS**, Dated: **10 April, 2023**.

2. This Application No. **060465/SKP/LT/U6/HMDA/10042023**, Date **20 May, 2023**, intimating the DC.

3. Applicant's letter Date **10 April, 2023** submitting the Mortgage Deed No **8279/2023 & 8280/2023**, Date: **27/6/2023** 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. NIHIRA REALTORS LLP. REP.BY. MIRIYALA PREETHAM AND OTHERS** has applied to HMDA for development of Draft **Layout with Housing Under Gated Community (With Compound Wall)** in Sy.Nos. **162/A1,162/A1/1/1,162/A1/2,162/A1/1/2,162/AA2,162/E1,162/E2,166/AA2,166/E3**, situated at **Rameshwaramband-ORRG (V) ,Patancheruvu-ORRG1 (M), Sanga Reddy** to an extent of **34924.19 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. **39,48,116,117,70,97,98,99 & 100** as per G.O.Ms.No.276 MA dt.02-07-2010 vide Doc no **8279/2023 & 8280/2023**, Date: **27/6/2023**.

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 **34924.19. Sq.Mt** with **39,48,116,117,70,97,98,99 & 100** 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. 000145/LO/Plg/HMDA/2023, dt.01 August, 2023**.

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

Sr no	Area	Sq.Mtrs
1	Total Site area	34924.19
2	Master plan Road affected area	0
3	Net Site Area	34924.19
4	Plotted area	19815.45
5	Open space	
	(i) Park	3551.74
	(ii) Social Infrastructure	0
6	Layout Road Area	11556.94
7	Amenities area	0
8	Any Other	0

General Conditions:

1. The Executive Authority shall release the plans in (07) seven days period and also to ensure that area covered by roads and open space etc... of the Gated community proposals 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 in force.
2. The applicant shall not be permitted to sale the units and area which are mortgaged in favour of M.C., HMDA i.e., from the Plot Nos 39,48,116,117,70,97,98,99 &100 to an extent of 1471.48 Sq.m (10 %) Sqm vide document no. 8279/2023 & 8280/2023dt: 27-06-2023.
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 / layout owner / developer is hereby permitted to sell the Plots other than mortgaged plots which are mortgaged in favour of Metropolitan Commissioner, HMDA.
6. In case the applicant / developer fails to develop the layout with Housing project 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.
7. 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 & Hydro Pneumatic System for 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:
8. 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).
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 run-off.
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 including providing of transformers
13. Provision of independent sewerage disposal system and protected water supply system. These shall be in exclusive area over and not part of the mandatory open spaces.
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 grill to the open spaces and handing over the open spaces along with other spaces, i.e., proposed roads area and road affected area, open spaces area, social infrastructure area, utilities area at free of cost and through Registered Gift Deed to the local body.
17. Provision of rain water harvesting pits per Acre minimum four numbers.
18. The Applicant/Developer 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.
19. 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.

Additional/Other:

1. The applicant shall construct the STP as per Indian standard code of practice for installation of STP specifications and has to certify the same by the Licensed Structural Engineer.
2. 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.
3. The applicant shall solely be responsible for the development of Gated Community scheme and in no way HMDA will take up development works.
4. The permission does not bar any public agency including HMDA to acquire the lands for any public purpose as per law.
5. 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.
6. If there is any misrepresentation found in the file, the draft layout shall be cancelled without any notice.
7. If there is any court case pending, the applicant / developer shall be responsible for settlement of the same and if any there are court orders against the applicant / developer, the approved draft Layout will be withdrawn and cancelled without notice.
8. The applicant is solely responsible if any discrepancy / litigation in ownership documents, and HMDA is not responsible and approved layout with housing plans shall be deemed to cancelled and withdrawn without notice and action will be taken as per law.
9. If any disputes / 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.

10. If the land is declared as surplus / Government in future, the same shall vest in the Government and layout proceedings automatically stands void. The charges already remitted to HMDA shall stand forfeited and the applicant cannot claim for refund of the same
11. 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.02.07.20 & G.O.Ms.No. 168 MA dt:07-04-2012. 12. Any conditions laid by the Authority are applicable.
12. . The applicant / builder have to mortgage an additional area of 5% built up area / land as an additional security for allowing them for payment of development charges & capitalization charges in instalments.
13. In case the applicant completes the project / development within the period of allowable instalments, he shall pay the total balance charges along with final layout application / applicant for release of Mortgage.
14. In case cheque bounce of post dated cheques, legal action shall be initiated as per law against the applicant.
15. If any applicant / promoter / builder fails to pay the instalments as per the schedule of post dated cheques, the amount paid till then shall be forfeited and the approval accorded for layout / building project is deemed to be cancelled and the applicant has to apply afresh.
16. The applicant has to develop Amenities before releasing of the final layout.
17. The applicant shall hand over the area of open space (parks/utility) area to an extent of 3551.74 sq .mts (10.17%) roads area to an extent of 11556.94 sq mts, (33.09 %) to the Local Body at free of cost by registered gift deed before approval of final Gated Community layout with housing development plan from HMDA.
18. The applicant shall construct the sufficient Harvesting Pits i.e. 4 nos per Acre, Septic tank and Sump / OHT etc., as per standard specifications.
19. 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.
20. The applicant shall construct the units as per the Draft gated community layout plan approved by HMDA.
21. The owner/builder shall make registration of real estate projects with Telangana state real estate Regulatory authority (TSRERA) where the area of land is proposed to be developed is more than 500 sq mts or no .of Apartments proposed to be developed are more than 8 as required under section 3 of RERA ACT 2016. As per letter no363/2021/TSRERA, Dt:25/06/2021.
22. For all non residential building and residential building in plot of 500sq.mts/600sq.yds and above, the applicant shall comply with the provision of Telangana State Cool Roof Policy 2023-2028 and the same is mandatory for issuance of occupancy certificate (O.C).

Yours faithfully,



**For Metropolitan Commissioner
Planning Officer**

Copy to:

- 1) M/S. NIHIRA REALTORS LLP. REP.BY. MIRIYALA PREETHAM AND OTHERS H.NO. 6-60, CHANDANAGAR, SERILINGAMPALLY, HYDERABAD, TELANGANA Pin Code – 500050
2. The Sub-Registrar,
Patancheru SRO,
Sanga reddy District.
3. The District Registrar, Sanga reddy District.
4. The Collector, Sanga reddy District.
5. The Special Officer & Comp. Authority, Urban Land Ceilings,
3rd Floor, Chandra Vihar Complex, M.J.Road, Hyderabad. - for information.