



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

Swarna Jayanti Complex, Sanjeeva Reddy Nagar, Srinivasa Nagar,

Ameerpet, Hyderabad – 500038. Telangana, India

Planning Department

Draft layout Letter

Application No. **061630/GHT/LT/U6/HMDA/03082023**

Date : **22 September, 2023**

To,

M/s NISHIJA-AKSHITA INFRA LLP REPRESENTED BY DESIGNATED PARTNER P
ADITYA REDDY
Plot No. 158, Prashasan Nagar, Road No. 72, Jubilee Hills, Hyderabad,
HYDERABAD, Telangana
Pin Code - 500015

Sir,

Sub:-HMDA- Plg.Dept. -Draft **Layout Open Plot** in Sy.Nos. **286p, 287p, 288, 289p, 290p, 291p, 292p, 337p, 338, 339**

situated at **Naginenipalle** Village, **Bommala Ramaram** Mandal, **Yadadri** Dist. to an extent of **392407.3 Sq.m** - Approval

Accorded - Reg.

Ref: 1. Application of **M/s NISHIJA-AKSHITA INFRA LLP REPRESENTED BY DESIGNATED PARTNER P ADITYA REDDY** ,
Dated: **03 August, 2023**.

2. This Application No. **061630/GHT/LT/U6/HMDA/03082023** , **Date 11 September, 2023**, 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 Commissioner/Executive authority,Naginenipalle Village, Gram panchayath/ Nagarapanchayath/MunicipalityBommala Ramaram Mandal,Yadadri District. vide this office Application No. **061630/GHT/LT/U6/HMDA/03082023 Layout Permit No. 000181/LO/Plg/HMDA/2023, Date : 22 September, 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 Commissioner/Executive authority,Naginenipalle Village, Gram panchayath/ Nagarapanchayath/MunicipalityBommala Ramaram Mandal,Yadadri District., for release of Draft Layout Permission.

This is for information.

Yours faithfully,

For Metropolitan Commissioner
Planning Officer



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

Swarna Jayanti Complex, Sanjeeva Reddy Nagar, Srinivasa Nagar,

Ameerpet, Hyderabad – 500038. Telangana, India

Planning Department

Application No. **061630/GHT/LT/U6/HMDA/03082023**

Date : **22 September, 2023**

To,

The Sub-Registrar,
Bhongiri SRO,
Yadadri District.

Sir,

Sub:-HMDA- Plg.Dept. -Draft **Layout Open Plot** in Sy.Nos. **286p, 287p, 288, 289p, 290p, 291p, 292p, 337p, 338, 339**

situated at **Naginenipalle** Village, **Bommala Ramaram** Mandal, **Yadadri** Dist. to an extent of **392407.3 Sq.m** - Approval

Accorded - Reg.

Ref: 1. Application of **M/s NISHIJA-AKSHITA INFRA LLP REPRESENTED BY DESIGNATED PARTNER P ADITYA REDDY** ,
Dated: **03 August, 2023**.

2. This Application No. **061630/GHT/LT/U6/HMDA/03082023** , Date **11 September, 2023** , intimating the DC.

Your attention is invited to the Deed of Mortgage bearing vide Document No. **7555/2013,7556/2023**, Date: **13/9/2023** , executed in favour of M.C., HMDA, mortgaging the **Plot Nos. 815 to 878, 882 to 909, 969 to 1028, 879 to 881, 910 to 940, 950 to 954 to an extent of 44782.7 Sq.Mt.** of **Naginenipalle** Village, **Bommala Ramaram** Mandal, **Yadadri** Dist. to an extent of **44782.7 Sq.Mt.** . of the plotted area as per **G.O.Ms.No.276 MA dt.02-07-2010** & The Commissioner/Executive authority,Naginenipalle Village, Gram panchayath/ Nagarapanchayath/MunicipalityBommala Ramaram Mandal,Yadadri District. as security for undertaking all the required developments as specified by the HMDA in the proceedings addressed to the Local Body Dt:22 September, 2023 , you have also given a certificate of Encumbrance on property vide reference 4th cited, confirming that the above plots are mortgaged against HMDA.

25.07% of plotted area mortgaged in favour of Metropolitan Commissioner, HMDA Vide Plot Nos: **815 to 878, 882 to 909, 969 to 1028, 879 to 881, 910 to 940, 950 to 954** through registered mortgage deed Vide Document No. **7555/2013,7556/2023**, Date: **13/9/2023** 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. 000181/LO/Plg/HMDA/2023, dt.22 September, 2023**.

You are therefore, requested not to undertake any conveyance of the property covered specifically in the **The Plot Nos. 815 to 878, 882 to 909, 969 to 1028, 879 to 881, 910 to 940, 950 to 954 to an extent of 44782.7 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 Commissioner/Executive authority,.....

Naginenipalle Village, Gram panchayath/ Nagarapanchayath/Municipality
Bommala Ramaram Mandal,
Yadadri District.
2. The District Registrar, Yadadri District - for information.





HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

Swarna Jayanti Complex, Sanjeeva Reddy Nagar, Srinivasa Nagar,

Ameerpet, Hyderabad – 500038. Telangana, India

Planning Department

Application No. **061630/GHT/LT/U6/HMDA/03082023**

Date : **22 September, 2023**

To,

The Commissioner/Executive authority,
Naginenipalle Village, Gram panchayath/ Nagarapanchayath/Municipality
Bommala Ramaram Mandal,
Yadadri District.

Sir,

Sub:-HMDA- Plg Application for approval of Draft **Layout Open Plot** (without enclosing the site with compound wall) in Sy.Nos.

286p, 287p, 288, 289p, 290p, 291p, 292p, 337p, 338, 339, Naginenipalle Village, Bommala Ramaram Mandal, Yadadri

Dist. to an extent of **392407.3 Sq.m** - Approval Accorded - Reg.

Ref: 1. Application of **M/s NISHIJA-AKSHITA INFRA LLP REPRESENTED BY DESIGNATED PARTNER P ADITYA REDDY**,
Dated: **03 August, 2023**.

2. This Application No. **061630/GHT/LT/U6/HMDA/03082023**, Date **11 September, 2023**, intimating the DC.

3. Applicant's letter Date **03 August, 2023** submitting the Mortgage Deed No **7555/2013,7556/2023, Date: 13/9/2023** 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 NISHIJA-AKSHITA INFRA LLP REPRESENTED BY DESIGNATED PARTNER P ADITYA REDDY** has applied to HMDA for development of Draft **Layout Open Plot** in Sy.Nos. **286p, 287p, 288, 289p, 290p, 291p, 292p, 337p, 338, 339**, situated at **Naginenipalle (V) ,Bommala Ramaram (M), Yadadri** to an extent of **392407.3 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. **815 to 878, 882 to 909, 969 to 1028, 879 to 881, 910 to 940, 950 to 954** as per G.O.Ms.No.276 MA dt.02-07-2010 vide Doc no **7555/2013,7556/2023, Date: 13/9/2023**.

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 **392407.3. Sq.Mt** with **815 to 878, 882 to 909, 969 to 1028, 879 to 881, 910 to 940, 950 to 954** 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. 000181/LO/Plg/HMDA/2023**, dt.**22 September, 2023**.

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

Sr no	Area	Sq.Mtrs
1	Total Site area	395368.94
2	Master plan Road affected area	2961.64
3	Net Site Area	392407.3
4	Plotted area	223185.89
5	Open space	
	(i) Park	30971.4
	(ii) Social Infrastructure	9812.14
6	Layout Road Area	128437.54
7	Amenities area	0
8	Any Other	0

General Conditions:

1. The applicant shall not be permitted to sale the plots and area which is mortgaged in favour of M.C., HMDA i.e., from the Plot Nos. 815 to 878, 882 to 909 and 969 to 1028 to an extent of 33495.92 Sq.mts .
2. That the draft layout now issued does not exempt the lands under reference from purview of Urban Land Ceiling Act, 1976 / A.P Agricultural Land Ceiling Act, 1973.
3. This permission of developing the land shall not be used as proof of the title of the land.
4. 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 in force.
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. All roads should be opened for accessibility to the neighbouring sites and the applicant shall not to construct any compound wall/fencing around the site.
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. d. 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. e. Undertake street lighting and electricity facilities including providing of transformers. f. 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. 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.
9. The layout applicant is directed to complete the above developmental works within a period of THREE (3) 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 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 applicant shall solely be responsible for the development of layout and in no way HMDA will take up development works.
14. The permission does not bar any public agency including HMDA to acquire the lands for any public purpose as per law.
15. 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.
16. If there is any misrepresentation found in the file, the draft layout shall be cancelled without any notice.
17. 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.
18. The applicant is solely responsible if any discrepancy / litigation in ownership documents, and HMDA is not responsible and approved layout plans shall be deemed to cancelled and withdrawn without notice and action will be taken as per law.
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.
20. 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.
21. If the land is declared as surplus / Government in future, the same shall vest in the Government and layout proceedings automatically stand void. The charges already remitted to HMDA shall stand forfeited and the applicant cannot claim for refund of the same.
22. 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.
23. The applicant shall not construct the building in any plots. The local body also shall not allow any constructions in plots till the final layout is issued by HMDA.
24. The applicant should not 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, all the internal roads shall be opened for accessibility to the neighbouring sites.

25. Any conditions laid by the Authority are applicable.
26. The applicant shall handover the road area 128437.54 Sq.mtr (32.73 %), organised open space area 30971.40 Sq. mtrs (7.89 %) , and social infrastructure area 9812.14 Sq.mtrs (2.50%) to the local body at free of cost through registered gift deed before release of final layout plans from HMDA.
27. 15 % of developable area i.e. from Plot Nos. 815 to 878, 882 to 909 and 969 to 1028 to an extent of 33495.92 Sq.mts of Survey Nos. 286p, 287p, 288, 289p, 290p, 291p, 292p, 337p, 338, 339 of Naginenipalle Village, Bommala Ramaram Mandal, Yadadri District, Mortgaged in favour of The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Swarna Jayanti Complex, Ameerprt, Hyderabad, Vide Mortgage deed no.7555/2023, Date: 13/09/2023. Sro: Bhongiri .and 5 % of developable area, i.e. Plots 879 to 881,910 to 940 and 950 to 954 to an extent of 11286.78 Sq.mtrs in Survey Nos. Nos 286p, 287p, 288, 289p, 290p, 291p, 292p, 337p, 338, 339 of Naginenipalle Village, Bommala Ramaram Mandal, Yadadri District District, , additionally Mortgaged for Developments charges instalment , in favour of The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Swarna Jayanti Complex, Ameerprt, Hyderabad , Vide Deed Document No. 7556/2023, Date:13/09/2023. Sro : Bhongiri.
28. 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.
29. The applicant has handed over the area affected under proposed 100 ft wide road as per 106 dt 6/7/2020 to an extent of 1644.75 Sq.mtrs, in favour of The Grampanchayat , Naginenipally , village,Bommala Ramaram Mandal, Yadradri bhongiri Dist, vide gift deed document no. 7554/2023, date: 13/09/2023.

Additional/Other:

1. Shall make necessary arrangements for providing connectivity of its potable/drinking water supply duly laying the necessary pipe lines 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.
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; further, the treated sewerage shall be connected to the existing public sewerage system up-to the point as specified.
3. In case of layout site more than 10 acres, the provision shall be made for construction of Sewerage Treatment Plan (STP) duly earmarking separate area in addition to mandatory layout open spaces.
4. 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.
5. 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.
6. A mechanism for Source segregation of garbage shall be put in place.
7. 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.
8. Shall provide the underground storm water drainage system.
9. All the foot paths shall be paved with tiles and any other such material.
10. Cycling tracks should be developed within the layout;
11. Transformer yard shall be provided in the area earmarked for utilities.
12. All the street light shall be provided with LED lighting.
13. 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.
14. 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 final layout is issued.
15. The applicant shall mention the above conditions in the mortgage deed scrupulously.
16. 15 % of developable area i.e. from Plot Nos. 815 to 878, 882 to 909 and 969 to 1028 to an extent of 33495.92 Sq.mts of Survey Nos. 286p, 287p, 288, 289p, 290p, 291p, 292p, 337p, 338, 339 of Naginenipalle Village, Bommala Ramaram Mandal, Yadadri District, Mortgaged in favour of The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Swarna Jayanti Complex, Ameerprt, Hyderabad, Vide Mortgage deed no.7555/2023, Date: 13/09/2023. Sro: Bhongiri .
 . and
 5 % of developable area, i.e. Plots 879 to 881,910 to 940 and 950 to 954 to an extent of 11286.78 Sq.mtrs in Survey Nos. Nos 286p, 287p, 288, 289p, 290p, 291p, 292p, 337p, 338, 339 of Naginenipalle Village, Bommala Ramaram Mandal, Yadadri District District, , additionally Mortgaged for Developments charges instalment , in favour of The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Swarna Jayanti Complex, Ameerprt, Hyderabad , Vide Deed Document No. 7556/2023, Date:13/09/2023. Sro : Bhongiri.

PDC INFORMATION :

DEVELOPMENT, CAPITALIZATION CHARGES :-

S.NO.	INSTALLMENTS	DUE DATE	AMOUNT IN RS	CHEQUE NO.	BANK NAME	BANK BRANCH
1	1	11/10/2023	₹ 30,191,221.00			
2	2	11/01/2024	₹ 27,012,148.00	76	HDFC Bank	Journalist Colony
3	3	11/04/2024	₹ 27,012,148.00	77	HDFC Bank	Journalist Colony
4	4	11/07/2024	₹ 27,012,148.00	78	HDFC Bank	Journalist Colony

Yours faithfully,

**For Metropolitan Commissioner
Planning Officer**

Copy to:

1. M/s NISHIJA-AKSHITA INFRA LLP REPRESENTED BY DESIGNATED PARTNER P ADITYA REDDY, Plot No. 158, Prashasan Nagar, Road No. 72, Jubilee Hills, Hyderabad. TELANGANA
Pin Code – 500015
2. The Sub-Registrar,
Bhongiri , SRO,
Yadadri District.
3. The District Registrar, Yadadri District.
4. The Collector, Yadadri District.
5. The Special Officer & Comp. Authority, Urban Land Ceilings,
3rd Floor, Chandra Vihar Complex, M.J.Road, Hyderabad. - for information.

