HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

District Commercial Complex, Administrative 'L' - Block,

Tarnaka, Hyderabad - 500 007.

Planning Department

Draft layout Letter

Application No. **021256/MED/LT/U6/HMDA/07032019** Date : **09 August, 2019**

To,

M/s.CR PROJECTS REP BY ITS MANAGING PARTNERS:-1.SRI.CHEREDDY CHARAN REDDY AND SRI.SANIKOMMU SRINIVAS REDDY
H.NO.6B-33, BURLINGAME LODHA BELLEZZA, HITECH CITY RAILWAY STATION KPHB COLONY, KUKATPALLY, HYDERABAD, HYDERABAD, TELANGANA
Pin Code - 500072

Sir,

Sub:-HMDA- Plg.Dept. -Draft **Layout Open Plot** in Sy.Nos. **107, 108, 109, 110, 111, 113, 115, 117, 122 & 123** situated at **Gagilapur** Village, **Dundigal/Gandimaisamma** Mandal, **Medchal-Malkajgiri** Dist. to an extent of **41845.03 Sq.m** - Approval Accorded - Reg.

Ref: 1. Application of **M/s.CR PROJECTS REP BY ITS MANAGING PARTNERS:-1.SRI.CHEREDDY CHARAN REDDY AND SRI.SANIKOMMU SRINIVAS REDDY,** Dated: **07 March, 2019.**

2. This Application No. **021256/MED/LT/U6/HMDA/07032019 , Date 31 May, 2019,** 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,Gagilapur village Gram panchayath/ Nagarapanchayath,Dundigal/Gandimaisamma Mandal,Medchal-Malkajgiri District. vide this office Application No. **021256/MED/LT/U6/HMDA/07032019 Layout Permit No. 000243/LO/Plg/HMDA/2019, Date : 09 August, 2019** 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,Gagilapur village Gram panchayath/ Nagarapanchayath,Dundigal/Gandimaisamma Mandal,Medchal-Malkajgiri District., for release of Draft Layout Permission.

This is for information.

Name : K GANGADHAR
Designation : Planning Officer
Date : 09-Aug-2019 10: 27:06

For Metropolitan Commissioner
Planning Officer

HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

District Commercial Complex, Administrative 'L' - Block,

Tarnaka, Hyderabad - 500 007.

Planning Department

Application No. **021256/MED/LT/U6/HMDA/07032019** Date : **09 August, 2019**

To,

The Sub-Registrar,
QUTHBULLAPUR SRO,
Medchal-Malkajgiri District.

Sir,

Sub:-HMDA- Plg.Dept. -Draft **Layout Open Plot** in Sy.Nos. **107, 108, 109, 110, 111, 113, 115, 117, 122 & 123** situated at **Gagilapur** Village, **Dundigal/Gandimaisamma** Mandal, **Medchal-Malkajgiri** Dist. to an extent of **41845.03 Sq.m** - Approval Accorded - Reg.

Ref: 1. Application of **M/s.CR PROJECTS REP BY ITS MANAGING PARTNERS:-1.SRI.CHEREDDY CHARAN REDDY AND SRI.SANIKOMMU SRINIVAS REDDY,** Dated: **07 March, 2019.**

2. This Application No. **021256/MED/LT/U6/HMDA/07032019 , Date 31 May, 2019,** intimating the DC.

Your attention is invited to the Deed of Mortgage bearing vide Document **No. 13702-2019, Date: 17/6/2019** , executed in favour of M.C., HMDA, mortgaging the **Plot Nos. 110, 111,112, & 129 TO 145 to an extent of 3891.44 Sq.Mt.** of **Gagilapur** Village, **Dundigal/Gandimaisamma** Mandal, **Medchal-Malkajgiri** Dist. to an extent of **3891.44 Sq.Mt . of the plotted area as per G.O.Ms.No.276 MA dt.02-07-2010 &** The Executive authority,Gagilapur village Gram panchayath/ Nagarapanchayath,Dundigal/Gandimaisamma 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:09 August, 2019 , you have also given a certificate of Encumbrance on property vide reference 4 th cited, confirming that the above plots are mortgaged against HMDA.

15.84% of plotted area mortgaged in favour of Metropolitan Commissioner, HMDA Vide Plot Nos: **110, 111,112, & 129 TO 145** through registered mortgage deed Vide Document No. **13702-2019, Date: 17/6/2019** 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. 000243/LO/Plg/HMDA/2019, dt.09 August, 2019.**

You are therefore, requested not to undertake any conveyance of the property covered specifically in the **The Plot Nos. 110, 111,112, & 129 TO 145 to an extent of 3891.44 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 pe etails in the Layout under reference. You are accordingly requested to extent necessary i

Encl: one plan

Name : K GANGADHAR
Designation : Planning Officer
Date : 09-Aug-2019 10: 27:05

Yours faithfully,

For Metropolitan Commissioner
Planning Officer

Copy to:

1. The Executive authority,
Gagilapur village Gram panchayath/ Nagarapanchayath,
Dundigal/Gandimaisamma Mandal,
Medchal-Malkajgiri District.
2. The District Registrar, Medchal-Malkajgiri District. - for information.

HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

District Commercial Complex, Administrative 'L' - Block,
Tarnaka, Hyderabad - 500 007.
Planning Department

Application No. **021256/MED/LT/U6/HMDA/07032019** Date : **09 August, 2019**

To,

The Executive authority,
Gagilapur village Gram panchayath/ Nagarapanchayath,
Dundigal/Gandimaisamma 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. **107, 108, 109, 110, 111, 113, 115, 117, 122 & 123, Gagilapur** Village, **Dundigal/Gandimaisamma** Mandal, **Medchal-Malkajgiri**Dist. to an extent of **41845.03 Sq.m** - Approval Accorded - Reg.

Ref: 1. Application of **M/s.CR PROJECTS REP BY ITS MANAGING PARTNERS:-1.SRI.CHEREDDY CHARAN REDDY AND SRI.SANIKOMMU SRINIVAS REDDY,** Dated: **07 March, 2019.**

2. This Application No. **021256/MED/LT/U6/HMDA/07032019 , Date 31 May, 2019,** intimating the DC.
3. Applicant's letter Date **07 March, 2019** submitting the Mortgage Deed No **13702-2019, Date: 17/6/2019** executed at Joint Sub- Regitrar-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.CR PROJECTS REP BY ITS MANAGING PARTNERS:-1.SRI.CHEREDDY CHARAN REDDY AND SRI.SANIKOMMU SRINIVAS REDDY** has applied to HMDA for development of Draft **Layout Open Plot** in Sy.Nos. **107, 108, 109, 110, 111, 113, 115, 117, 122 & 123,** situated at **Gagilapur** (V) ,**Dundigal/Gandimaisamma** (M), **Medchal-Malkajgiri** to an extent of **41845.03 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. **110, 111,112, & 129 TO 145** as per G.O.Ms.No.276 MA dt.02-07-2010 vide Doc no **13702-2019, Date: 17/6/2019.**

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 **41845.03. Sq.Mt** with **110, 111,112, & 129 TO 145** 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. 000243/LO/Plg/HMDA/2019, dt.09 August, 2019.**

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

Sr no	Area	Sq.Mtrs
1	Total Site area	42550.92
2	Master plan Road affected area	705.89
3	Net Site Area	41845.03
4	Plotted area	24559.88
5	Open space	
	(i) Park	3750.62
	(ii) Social Infrastructure	1050.25
6	Layout Road Area	12484.17
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 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.
2. The applicant shall not be permitted to sell the plots/area which is in mortgaged in favour of HMDA i.e. from Plot No(s). 110, 111,112, & 129 TO 145 (Total 20 plots) to an extent of 3891.44 Sqm and Local Body shall ensure that no developments like building authorized or un-authorizedly should come in the site until Final Layout Approval by HMDA.
3. That the draft layout now issued does not exempt the lands under reference from purview of Urban Land Ceiling Act, 1976 / A.F 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. 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:
9. 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).
10. 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.
11. Development of drainage and channelization of NALAs for allowing storm water run-off.
12. 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.
13. Undertake street lighting and electricity facilities including providing of transformers.
14. 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.
15. 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.
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 if any, 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.
18. 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.
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.
20. 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.
21. 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.
22. The applicant shall solely be responsible for the development of layout and in no way HMDA will take up development works.
23. The permission does not bar any public agency including HMDA to acquire the lands for any public purpose as per law.
24. 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.
25. If there is any misrepresentation found in the file, the draft layout shall be cancelled without any notice.
26. 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.
27. 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.
28. 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.
29. 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.
30. 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.
31. 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.

32. 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.
33. 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.

Additional/Other:

1. The applicant has handed over the area affected under proposed 100 ft wide Master plan road to an extent of 705.89 sq.mts to the local body at free of cost through registered gift deed vide document no.14240/2019 dt:21/06/2019.
2. The applicant shall handover the Layout roads area 12484.17 Sq.mtrs (29.83 %), Open space area and utility area 3750.62 Sq.mtrs (8.96 %) Social infrastructure area 1050.25 Sq.mtrs (2.51 %)to the Local Body before release of Final Layout plans by HMDA.
3. 15.84% of plotted area i.e.3891.44 Sq. Mtrs Mortgaged in favour of Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Vide Document No.13702/2019 dt: 17.06.2019.
4. Any conditions laid by the Authority are applicable.
5. Shall make necessary arrangements for providing connectivity of its portable/drinking water supply duly laying the necessary pipe lines of the sized as prescribed to the main trunk/connecting pipe line under mission bhagiratha or any other as approved by the relevant authorities such as HMWSSB/ENC PH/RWS deptt.;
6. In case of layout size 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.
7. shall undertake underground ducting of all utilities and service 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.,
8. shall earmark space for disposal and dumping of solid waste within layout site, in addition to mandatory open space and bio compost unity shall be developed in accordance with the telangana solid waste management rules.
9. A mechanism for source segregation of garbage shall be put in place.
10. shall develop avenue plantation within the median (in 60 feet and above roads) and by the side of footpaths towards the plot boundary duly leaving the entire foot paths space for pedestrians.
11. shall provide the underground storm water drainage system.
12. all the foot paths shall be paved with tiles and any other such material.
13. cycling tracks shall be developed within the layout.
14. transformer yard shall be provided in the area earmarked for utilities.
15. all the street light shall be provided with LED lighting.
16. shall ask necessary arrangements for complete stoppage of usage of plastic in layout and shall have necessary mechanism and create awareness among the plot owners /purchasers.
17. green foliage shall be plant and taken up in a manner prescribed and saplings will be in please and surviving as per the plan before the OC is issued.

Name : K GANGADHAR
Designation : Planning Officer
Date : 09-Aug-2019 10: 26:46

For Metropolitan Commissioner
Planning Officer

Copy to:

1. M/s.CR PROJECTS REP BY ITS MANAGING PARTNERS:-1.SRI.CHEREDDY CHARAN REDDY AND SRI.SANIKOMMU SRINIVAS REDDY H.NO.6B-33, BURLINGAME LODHA BELLEZZA, HITECH CITY RAILWAY STATION KPHB COLONY, KUKATPALLY, HYDERABAD, HYDERABAD, TELANGANA Pin Code - 500072
2. The Sub-Registrar,
QUTHBULLAPUR SRO,
Medchal-Malkajgiri District.
3. The District Registrar, Medchal-Malkajgiri District.
4. The Collector, Medchal-Malkajgiri District.
5. The Special Officer & Comp. Authority, Urban Land Ceilings,
3rd Floor, Chandra Vihar Complex, M.J.Road, Hyderabad. - for information.