



DRAFT LAYOUT LETTER

Application No. : 002587/LO/HMDA/0457/SMD/2022

Date : 09 March, 2022

To

M/S S V SNR INFRA LLP REP BY SAMA SUNIL KUMAR REDDY AND OTHERS

H NO 4-13/20/4 ROAD NO 06 HUDA SAI NAGAR VANASTHALIPURAM BAGH HAYATHNAGAR RANGA REDDY DISTRICT

Pin Code : 500070

Sir,

Sub: Badangpet Municipal Corporation Municipality / Municipal Corporation - Town Planning Section - Layout Permission for

Ref: 1. Application of **002587/LO/HMDA/0457/SMD/2022** Dated: **09 March, 2022**

2. HMDA Proceedings vide Lr.No. **002587/LO/HMDA/0457/SMD/2022**, Date: **27 May, 2022**.

It is to inform that, in the reference 1st cited, you have applied for **Draft Layout Permission** to HMDA for development of **Open Plotted Layout** in Sy.Nos. **101/P,111/P,112,113 BADANGPET 20,21,22 DAWOODKHANGUDA** , situated at **Badangpet (V) , Balapur (M), Ranga Reddy Dist.** to an extent of **59,573.59** Sq.Mt. (or) Acres

The above proposal has been examined by the HMDA 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 and permission is hereby accorded vide LayoutPermit No. **002587/LO/HMDA/0457/SMD/2022**, dt. **27 May, 2022**.

You have paid all required Fees and charges to HMDA including Local Body Charges and executed **20.38** % of mortgage in favor of the Metropolitan Commissioner, HMDA for Plot Nos. **21,15,14,13,16,17,18,19,20,26,25,24,23,22,37,36,35,59,58,57,56,55,54,53,52,51,50,49,48,47,46,45,44,42,41,40,39,32,31,43,38,34** as per G.O.Ms.No.276 MA dt.02-07-2010 vide Doc No. **5053/2022**, Date: **17 May, 2022**.

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

Sr.No.	Area	Sq.Mtrs
1	Total Site area	60685.32
2	Master plan Road affected area	1111.72
3	Net Site Area	59573.59
4	Plotted area	30830.98
5	Open space	8007.73
	(i) Park	0
	(ii) Social Infrastructure	1497.52
6	Layout Road Area	18529.61
7	Amenities Area	0
8	Utilities Area	707.5
9	Number of Plots	204

The Layout Permission is sanctioned subject to following Conditions:

General Conditions:

- 2.1. For all Γ formats, then, 1.2 does not in itself place the developer under a mechanism for centre treatment in

21. 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;
22. 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.
23. 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.
24. 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;
25. A mechanism for Source segregation of garbage shall be put in place;
26. 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.
27. Shall provide the underground storm water drainage system.
28. All the foot paths shall be paved with tiles and any other such material.
29. Cycling tracks should be developed within the layout;
30. Transformer yard shall be provided in the area earmarked for utilities.
31. All the street light shall be provided with LED lighting.
32. 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;
33. 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.
34. The applicant shall register the project in TS RERA if applicable.

Additional/Other:

1. 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 Municipality / Municipal Corporation.
2. The applicant shall solely be responsible for the development of layout and in no way HMDA will take up development works.
3. The permission does not bar any public agency including HMDA to acquire the lands for any public purpose as per law.
4. 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 easement rights.
5. If there is any court case pending, the applicant / developer shall be responsible for settlement of the same and the proposal is subject to outcome of court orders.
6. If there are any court orders against the applicant / developer, the approved draft Layout will be withdrawn and cancelled without notice.
7. 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 be cancelled and withdrawn without notice and action will be taken as per law.
8. If any disputes / 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.
9. 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.
10. If it is observed that, the permission is obtained by Misrepresentation or suppression of facts, the permission shall be revoked as per provisions of HMDA Act, 2008 and Municipalities Act, 2019.
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.02.07.2010.
12. 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 neighboring lands, all the internal roads shall be opened for accessibility to the neighbouring sites.

13. Any conditions laid by the Authority are applicable.

14. The applicant shall handover the Layout roads area **18529.61** Sq.mtrs (**31.1** %), Open space area **8007.73** Sq.mtrs (**13.44** %) Social infrastructure area **1497.52** Sq.mtrs (**2.51** %)to the Local Body before release of Final Layout plans by HMDA.

15. **20.38** % of plotted area mortgaged i.e. **6304.93** Sq. Mtrs in Plot Nos.

(total **42** number of plots) Mortgaged in favour of The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, District Commercial Complex,Tarnaka,Hyderabad,Vide Document No. **5053/2022** , Date: **17 May, 2022**.

Yours Faithfully

Yours Faithfully

Name : L.Ram Reddy
Date: 05/21/2022 4:48:22 PM
Designation : Planning Officer



Commissioner

Badangpet Municipal Corporation Municipality / Municipal Corporation

Balapur Mandal, Ranga Reddy District

Date : **27/05/2022**

Copy to:

1. The Metropolitan Commissioner, HMDA.
2. The Sub- Registrar,
- SRO,
Ranga Reddy District.
3. The District Registrar, Ranga Reddy District.
4. The Collector, Ranga Reddy District.
5. The Special Officer & Comp. Authority, Urban Land Ceilings, 3rd Floor, Chandra Vihar Complex, M.J.Road, Hyderabad. - for information.