

**HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY**

Swarnajayanthi Commercial Complex,
Ameerpet, Hyderabad – 500 038.

Proc.No. 1064/MED/PLG/HMDA/2022**Date:26-08-2022**

To
The Commissioner,
Medchal Municipality,
Medchal-Malkajgiri- District.

Sir,

Sub:- HMDA- Plg.Dept. – Approval of Draft Layout with Gated Community (with compound wall) in Sy.No.879 and 881 of Medchal Village, Medchal Municipality, Medchal-Malkajgiri Dist to an extent of Ac.24-31 gts – Approval Accorded - Reg.

- Ref:-
1. Application of M/s Srias Life Spaces LLP, Dt. 19.04.2022..
 2. This office letter of even No, Dt. 22.06.2022, intimation of DC, PC & other Charges.
 3. Representation of M/s Srias Life Spaces LLP, dt. 28.06.2022, request for Installments.
 4. This office letter of even No, Dt. 11.07.2022, intimation of DC, PC & other Charges with installments.
 5. Representation of M/s Srias Life Spaces LLP, dt. 26.07.2022, submission of Original post dated cheques.
 6. Representation of M/s Srias Life Spaces LLP, dt: 10.08.2022 for payment of 1st Installment and submission of mortgage deeds bearing Doc. Nos. 11243/2022 & 11244/2022, dt: 03.08.2022.

Vide reference 1st cited, M/s Srias Life Spaces LLP has applied for Draft Layout with Gated Community in Sy.No.879 and 881 of Medchal Village, Medchal Municipality, Medchal-Malkajgiri Dist to an extent of Ac.24-31 gts. The application of the individual has been scrutinized and approval is accorded with following conditions.

The applicant has submitted Deed of Mortgage executed in favour of the Metropolitan Commissioner, HMDA for Villa Nos.24,25,26,36,37,38,39,47,74,75,76 to an extent of 3017 Sq. Mtrs or 3608.33 Sq.Yds and Villa. No's. 10,11,22,23,27,35,40,45,79 to an extent of 3487 Sq.Mtrs or 4170.45 Sq.Yds as per G.O.Ms.No.276 MA dt.02-07-2010 vide Document Nos.11243/2022 & 11244/2022, dt.03.08.2022 respectively.

The applicant has submitted the layout plan to an extent of Ac.24-31 gts. and the same is hereby approved in **Draft Layout Permit No.32/LO/Plg/HMDA/2022, Date:26-08-2022** and hereby communicated subject to the following conditions:

1. 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.
2. The applicant shall not be permitted to sale the villas and area which is mortgaged in favour of M.C., HMDA i.e., from the **Villa Nos.24,25,26,36,37,38,39,47,74,75,76 to an extent of 3017 Sq. Mtrs or 3608.33 Sq.Yds and Villa. No's. 10,11,22,23,27,35,40,45,79 to an extent of 3487 Sq.Mtrs or 4170.45 Sq.Yds**
3. That the revision of 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.
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 & 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 is 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:
- 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).
 - 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.
 - 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.
 - Undertake street lighting and electricity facilities including providing of transformers.
 - 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.
 - 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.
 - 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.
 - Construction of low height compound wall with Iron grill to the open spaces.
 - Provision of rain water harvesting pits.
9. The layout applicant is directed to complete the above developmental works within a period of **Six (6) YEARS** as per G.O.Ms.No.7 dt:05-01-2016 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 Commissioner, Medchal Municipality 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 Municipality.
12. The Commissioner, Medchal Municipality 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.
13. The applicant shall handover the roads area to an extent of 24464.33 Sq.Mtrs and open space Area to an extent of 11100.09 Sq.mtrs and utility spaces of 898.32 Mtrs to the local body at free of cost by virtue of registered gift deed to the local body before release of final layout from HMDA.
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 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. The applicant shall maintain 40 feet wide peripheral road in order to provide access to the neighboring lands.
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.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 construct all houses in the layout plots as approved by HMDA before release of final layout.
24. The applicant shall approach HMDA for issue of Final Layout after the completion of the Development works/construction as per approved plan in stipulated period.
25. Any conditions laid by the authority are applicable.

Yours faithfully

Sd/-

for Metropolitan Commissioner

Copy to:

1. M/s Srias Life Spaces LLP,
Sy.No.30/p, 38/P, 39/P,B 1602,
Meenakshi Trident, Gachibowli,
Hyderabad-500032
 2. The Joint Sub-Registrar-Quthbullapur,
Medchal-Malkajgiri District.
 3. The District Registrar, Medchal-Malkajgiri District.
 4. The Collector, Medchal-Malkajgiri District.
 5. The Spl.Officer & Comp. Authority, Urban Land Ceilings,
3rd floor, Chandra Vihar Complex, M.J.Road, Hyderabad.
- } for information

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G. N. da
Div. Accounts Officer