



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY
4th floor, West Wing, Swarnajayanthi Commercial Complex
Ameerpet , Hyderabad – 500 038.

Planning Department

Letter No. 036227/ZOA/LO/U6/HMDA/04062020

Date:05-05-2021

To
The Executive authority,
Ghanapur-ORRGC 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. 311, 311/LU1/2, 311/LU1/3, 311/P, 311/P, 311/P, 311/P, 311/P, 311/RU1, 311/RU2, 311/ROO2, 311/OO/3, 311/OO/5, 311/OO/4, 311/OO/2, 355/A, 356/AA, 356/EE, 357/AA, 358/1, 358/2, 358/A1, 360/A5/1, 360/A5/1, 360/A5/2, 360/P, 360/P, 360/P, 360/P, 356/E3/2, 360/A5/1/2, 360/A5/2/2, 360/A5/1/1/2, 360/A5/2/1/2, 360/A5/1/1/1/2, 360/A5/2/1/1/2, 360/A5/1/1/1/1, 360/A5/2/1/1/1, Ghanapur-ORRGC Village, Patancheruvu-ORRGC2 Mandal, Sanga ReddyDist. to an extent of 27290.58 – Technical Approval Accorded - Reg.

Ref:- 1. Application of M/s S Square Infra, rep by Sri. Mallela Srinivas Yadav, Dated: 04 June, 2020
2. This Application No. 036227/ZOA/LO/U6/HMDA/04062020 , Date 06 August, 2020, intimating the DC
3. Applicant's letter Date 04 June, 2020 submitting the Mortgage Deed No 7304/2021, 7303/2021, Date: 11/2/2021 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 S Square Infra, rep by Sri. Mallela Srinivas Yadav has applied to HMDA for development of Draft Layout with Housing Under Gated Community (With Compound Wall) in Sy.Nos. 311, 311/LU1/2, 311/LU1/3, 311/P, 311/P, 311/P, 311/P, 311/P, 311/RU1, 311/RU2, 311/ROO2, 311/OO/3, 311/OO/5, 311/OO/4, 311/OO/2, 355/A, 356/AA, 356/EE, 357/AA, 358/1, 358/2, 358/A1, 360/A5/1, 360/A5/1, 360/A5/2, 360/P, 360/P, 360/P, 360/P, 356/E3/2, 360/A5/1/2, 360/A5/2/2, 360/A5/1/1/2, 360/A5/2/1/2, 360/A5/1/1/1/2, 360/A5/2/1/1/2, 360/A5/1/1/1/1, 360/A5/2/1/1/1, situated at Ghanapur-ORRGC (V) ,Patancheruvu-ORRGC2 (M), Sanga Reddy to an extent of 27290.58 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. 14, 44, 60, 73, 92, 61, 79, 80, 81, 84 as per G.O.Ms.No.276 MA dt.02-07-2010 vide Doc no 7304/2021, 7303/2021, Date: 11/2/2021.

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 27290.58. Sq.Mt with 14, 44, 60, 73, 92, 61, 79, 80, 81, 84 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. 10/LO/PLG/HMDA/2021 dt.05.05.2021

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

Sl.No	Area	Sq Mtrs
1	Total Site area	32431.27
2	Master plan Road affected area	5140.69
3	Net Site Area	27290.58
4	Plotted area	15554.95
5	Open space	
6	(i) Park	3209.3
8	Layout Road Area	8525.88

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 14, 44, 60, 73, 92, 61, 79, 80, 81, 84 (Total 10 plots) to an extent of 1644.66 Sqm vide document no. 7304/2021, 7303/2021 dt: 11-02-2021.
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. Undertake street lighting and electricity facilities including providing of transformers.
12. 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.
13. 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.
14. 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.

15. 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.
16. Provision of rain water harvesting pits per Acre minimum four numbers.
17. 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.
18. 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 easement 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.
12. Any conditions laid by the Authority are applicable.
13. 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.
14. 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.
15. In case cheque bounce of post dated cheques, legal action shall be initiated as per law against the applicant.
16. 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.
17. The applicant has to develop Amenities before releasing of the final layout.

18. The applicant shall hand over the area of open space (parks/utility) area to an extent of 3209.31 sq mts (11.76%) roads area to an extent of 8525.88 sq mts, (31.24 %) 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.
19. The applicant shall construct the sufficient Harvesting Pits i.e. 4 nos per Acre, Septic tank and Sump / OHT etc., as per standard specifications.
20. 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.
21. The applicant shall construct the units as per the Draft gated community layout plan approved by HMDA.
22. 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 14, 44, 60, 73, 92, 61, 79, 80, 81, 84 (Total 10 plots) to an extent of 1644.66 Sqm vide document no. 7304/2021, 7303/2021 dt: 11-02-2021.

PDC INFORMATION :

Development and Capitalization charges

S.N	Instalments	Amount in Rs.	Cheque No	Cheque Date	Bank Name
1	4	06.06.2021	19,29,703.00	000104	HDFC, Madhapur
2	5	06.09.2021	19,29,703.00	000105	HDFC, Madhapur
3	6	06.12.2021	19,29,703.00	000106	HDFC, Madhapur
4	7	06.03.2022	19,29,703.00	000107	HDFC, Madhapur
5	8	06.06.2022	19,29,703.00	000108	HDFC, Madhapur

**Yours faithfully,
Sd/-
for Metropolitan Commissioner
Director Planning-I**

Copy to:

1. M/s S Square Infra, rep by Sri. Mallela Srinivas Yadav H.No. 1-73, Madhapur village, near Vysya bank, Madhapur, Hyderabad Pincode - 500081
2. The Sub-Registrar, Sanga reddy 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

//t.c.f.b.o.//


**Divisional Accounts Officer (SJ)
Planning**