



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY
Swarnajayanthi Commercial Complex, 4th Floor
Ameerpet, Hyderabad -500038.

PLANNING DEPARTMENT

Proc.No. 01/Plg/Township/2022

Dt: 01.11.2023

To

Aurobindo Tattva Township Developers LLP and Others,
Sy.No.66 part, 67part, Miyapur,
Hyderabad-500049

Sir,

Sub: HMDA – Plg. Dept. – Approval of 2nd Phase of “Integrated Township” in Sy.No.120, 121, 123, 124, & 125 situated at Peddakanjarla Village, Patancheru Mandal, Sangareddy District, in an extent of Ac.158.93 out of total Township extent of Ac460 – Approval Accorded – Reg.

- Ref: 1. G.O.Ms. No. 189, MA dated 03-11-2020
2. Application submitted by Aurobindo Tattva Township Developers LLP Dt.21.12.2021 .
3. T/o. Lr.Roc.No: 01/Plg/Township/2022 dated 31-05-2022
4. Public Notice dated 14-06-2022
5. Application submitted by Aurobindo Tattva Township Developers LLP dated 03-08-2022
6. Note orders of Metropolitan Commissioner, HMDA dated 24-08-2022
7. This office Lr.No.01/Plg/Township/2022 Dt. 24.08.2022 addressed to the applicant for payment of DC, PC & Other charges
8. This office Lr.No.01/Plg/Township/2022 Dt. 08.09.2022 addressed to the applicant for payment of Local Body Charges
9. Application of M/s. Aurobindo Tattva Township Developers LLP Dt. 12.09.2022 & 22.09.2022.
10. Application of M/s. Aurobindo Tattva Township Developers LLP submitting Mortgaged Deed Nos. 33044/2022, 33046/2022, 33045/2022, 33047/2022, 33048/2022, 33049/2022 Dt. 24.09.2022
11. This Office Lr.No.01/Plg/Township/2022 Dated: 27-09-2022 technically approved Integrated Township.
12. Application of M/s. Aurobindo Tattva Township Developers LLP & Others for 2nd phase Integrated Township Dt. 04.08.2023.
13. Minutes of High Rise Committee Dt. 11.08.2023
14. Note Orders of Metropolitan Commissioner, HMDA Dt. 12.09.2023.
15. This Office Lr.No.01/Plg/Township/2022 Dated: 15-09-2022.
16. Application of M/s. Aurobindo Tattva Township Developers LLP Integrated Township & Others Dt. 20.09.2023.
17. Note Orders of Metropolitan Commissioner, HMDA Dt.28.10.2023.
18. Lr.No.Nil dt.30.10.2023 of Panchayat Secreatry, Peddakanjarla grampanchayat towards confirmation of local body charges.

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- 1) The proposal submitted by M/s. Aurobindo Tattva Township Developers LLP & Others for Approval of 2nd Phase of “Integrated Township” in Sy.No.120, 121, 123, 124, & 125 situated at Peddakanjarla Village, Patancheru Mandal, Sangareddy District, in an extent of Ac.158.93 out of total Township extent of Ac460 has been scrutinized and approval accorded.
- 2) The followings fee and charges have been paid to HMDA

Descriptions	Payable Amount in Rs.	Paid Amount in Rs.	Challan No. & Date
Conversion Charges for (change of Land use) Residential area @150 per Sq. Mts (5,66,909.47)	8,50,36,421.00	8,50,36,421.00	
Conversion Charges for	46,97,134.00	46,97,134.00	

(change of Land use) @ 200 per Sq.Mts(23485.67) Work-Centre area			Challan No. 1685 Dt. 04.10.2023 for an amount of Rs. 16,14,64,507/-
Development charges for Total Site area (Layout) @ Rs.80/- per sq.mts (5,87,185.15 sq.mts x10% x Rs 80) with 90% exemption	46,97,481.00	46,97,481.00	
Development Charges for built up area Residential @ Rs.100/- per sq.mts (50% X 158325 sq.mts x Rs 100)	79,16,250.00	79,16,250.00	
Development charges for plotted area Amenities @ Rs 100 (2,774.85 sq.mts)	2,77,485.00	2,77,485.00	
Development charges for plotted area Residential @ Rs 80 (1,09,499.23sq.mts) + (Rs1653778) previous differential Amount	1,04,13,716.00	1,04,13,716.00	
Development Charges on Built up area of Work Centre & Amenities Buildings @ Rs.120/- per sq.mts (30,257.51 sq.mts)	36,30,901.00	36,30,901.00	
Processing charges for Total Site Area @ Rs.10/- per sq.mts (5,87,185.15 sq.mts)	58,71,852.00	58,71,852.00	
Processing Charges for total built up area @ Rs.25/- per sq.mts (1,88,582.51 sq.mts)	47,14,563.00	47,14,563.00	
Audit Inspection Charges	10,000.00	10,000.00	
Publication charges	5,000.00	5,000.00	
Road Impact Fee@ 66% of DC charges on Land	3,10,03,376.00	3,10,03,376.00	
City Level Impact fee @ RS 250 (6819.06 Sq.m)	17,04,765.00	17,04,765.00	
Revision Charges @15% of previous processing charges i.e Phase -I(Rs99,03,753)	14,85,563.00	14,85,563.00	
Total	16,14,64,507.00	16,14,64,507.00	16,14,64,507.00
Environment Impact Fee @ Rs.3/- per sq.ft (76,10,709 sq.ft)	2,28,32,127.00	2,28,32,127.00	Govt Treasury Challan No. 6302630729 Dt. 05.10.2023
FSID (42509.8 X Rs 5)	2,06,048.00	2,06,048.00	Challan No. 1684 Dt. 04.10.2023

- 3) The developer, Aurobindo Tattva Township developers LLP, has mortgaged 5% of regular mortgage area in an extent of 5,518.44 Sq Mtrs i.e Plot No/Villa No. 150, 151, 172, 173, 220, 221, 242, 243, 290, 291, 310, 311, 334, 335, 356, 357, 368, 369, 392, 393, 428 and 429 vide Document No. 20576/2023 date.20.10.2023 at joint Sub-Registrar Patancheru, Sangareddy District in favour of MC HMDA.
- 4) The developer, Aurobindo Tattva Township developers LLP, has mortgaged the 5% of Nala mortgage area in an extent of 5,518.44 Sq Mtrs i.e Plot No/Villa No. 156, 157, 166, 167, 226, 227, 236, 237, 296, 297, 306, 340, 341, 352, 374, 375, 386, 387, 410, 411, 422 and 423 vide Document No. 20574/2023 date.20.10.2023 at joint Sub-Registrar Patancheru, Sangareddy District in favour of MC HMDA.
- 5) The developer, Aurobindo Tattva Township developers LLP, has mortgaged the 10% of Office building mortgage area in an extent of 1765.19 Sq Mtrs with built up area 19,000 Sq.feet located on the Ground floor of Office block in the proposed office vide Document No. 20571/2023 date.20.10.2023 at joint Sub-Registrar Patancheru, Sangareddy District in favour of MC HMDA.

- 6) The developer, Aurobindo Tattva Township developers LLP, has mortgaged 10% of other work centers mortgage area in an extent of 1679 Sq Mtrs with built up area 18072.76 Sq.feet vide Document No. 20573/2023 date.20.10.2023 at joint Sub-Registrar Patancheru, Sangareddy District in favour of MC HMDA in the following manner:
 - a. 198 Sq. mts located on the Ground floor of Primary school building
 - b. 378 Sq. mts located on the Ground floor of Secondary school building
 - c. 87 Sq. mts located on the Ground floor of Sports centre Complex
 - d. 420 Sq. mts located on the Ground floor of Shopping centre
 - e. 258 Sq. mts located on the Ground floor of Market Complex
 - f. 338 Sq. mts located on the Ground floor of Convention Centre
- 7) The developer, Aurobindo Tattva Township developers LLP, has mortgaged the 10% of LIG mortgage area in an extent of 257.36 Sq Mtrs with built up area 2770 Sq.feet located on the first floor of Tower 2 vide Document No. 20572/2023 date.20.10.2023 at joint Sub-Registrar Patancheru, Sangareddy District in favour of MC HMDA.
- 8) The developer, Aurobindo Tattva Township developers LLP, has mortgaged the 15% of Regular mortgage area in an extent of 1081.86 Sq Mtrs i.e Plot No. 01, 08, 09, 10, 38 and 39 vide Document No. 20578/2023 date.20.10.2023 at joint Sub-Registrar Patancheru, Sangareddy District in favour of MC HMDA.
- 9) The developer, Tattva Developers Pvt Ltd has mortgaged the 15% of Regular mortgage area in an extent of 20,354.53 Sq Mtrs i.e Plot No. 09, 10,16, 22, 23, 44, 45, 70, 93, 94, 95, 96, 97,114,117, 118, 228, 292, 293, 294, 295, 296, 297, 314, 315, 316, 317 and 337, vide Document No. 20575/2023 date.20.10.2023 at joint Sub-Registrar Patancheru, Sangareddy District in favour of MC HMDA.
- 10)The developer, Auro Realty Pvt, Ltd has mortgaged the 15% of Regular mortgage area in an extent of 11,952.21 Sq Mtrs i.e Plot Nos. 01, 16, 17, 32, 33, 72, 73, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 97, 112, 113, 114, 115, 192, 193, 266, 267, 344, 345, 363, 364, 365, 373, 374, 375, 376, 395, 396, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421 and 422 vide Document No. 20577/2023 date.20.10.2023 at joint Sub-Registrar Patancheru, Sangareddy District in favour of MC HMDA.
- 11)The applicant has submitted the layout plan with Housing along with other Commercial Buildings in an extent of 1,90,736.28 Sq.mtrs and the same is hereby approved in **Draft Layout Permit No.35/LO/Plg/HMDA/2023, Date:01-11-2023**
- 12)The applicant has submitted the layout plan with Open Plots in an extent of 234428.87 Sq Mtrs and the same is hereby approved in **Draft Layout Permit No.36/LO/Plg/HMDA/2023, Date: 01-11-2023**
- 13)The applicant has submitted the layout plan with open plots in an extent of 130210.83 Sq.mtrs and the same is hereby approved in **Draft Layout Permit No.37/LO/Plg/HMDA/2023, Date: 01-11-2023** and hereby communicated subject to the following conditions:
- 14)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.
- 15)The applicant shall not be permitted to sale the regular mortgage area in an extent of 5,518.44 Sq Mtrs i.e Plot No/Villa No. 150, 151, 172, 173, 220 ,221, 242, 243, 290,291,310, 311, 334, 335, 356, 357, 368,369,392, 393, 428 and 429 vide Document No. 20576/2023 date.20.10.2023, Plot No/Villa No. 156, 157, 166, 167, 226, 227, 236, 237, 296, 297, 306, 340, 341, 352, 374, 375, 386, 387, 410, 411, 422 and 423 to an extent of 5,518.44 Sq Mtrs vide Document No. 20574/2023 date.20.10.2023, 10% of Office building mortgage area in an extent of 1765.19 Sq Mtrs with built up area 19,000 Sq.feet located on the Ground floor of Office block in the proposed office vide Document No. 20571/2023 date.20.10.2023, 10% of other work centers mortgage area in an extent of 1679 Sq Mtrs with built up area 18072.76 Sq.feet vide Document No. 20573/2023 date.20.10.2023, LIG mortgage area in an extent of 257.36 Sq Mtrs with built up area 2770 Sq.feet located on the first floor of

Tower 2 vide Document No. 20572/2023 date.20.10.2023, Plot No. 01, 08, 09, 10, 38 and 39 to an extent of 1081.86 Sq.mts vide Document No. 20578/2023 date.20.10.2023, Plot No. 09, 10,16, 22, 23, 44, 45, 70, 93, 94, 95, 96, 97,114,117, 118, 228, 292, 293, 294, 295, 296, 297, 314, 315, 316, 317 and 337, to an extent of 20354.53 Sq.mts vide Document No. 20575/2023 date.20.10.2023, Plot Nos. 01, 16, 17, 32, 33, 72, 73, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 97, 112, 113, 114, 115, 192, 193, 266, 267, 344, 345, 363, 364, 365, 373, 374, 375, 376, 395, 396, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421 and 422 to an extent of 11952.21 Sq.mts vide Document No. 20577/2023 date.20.10.2023 at joint Sub-Registrar Patancheru, Sangareddy District in favour of MC HMDA.

Provision of infrastructure facilities :

All the onsite infrastructure i.e., roads including Master Plan Roads, approach road, street lights, water supply and drainage system shall be provided and maintained in future by the applicant till urban local body is constituted for such area as per prescribed procedure and the applicant shall also carry out development of amenities if any designated in the Master Plan in accordance with the prevailing Rules.

- (1) **Roads:-** All roads shall be required width and with the main carriageway either black topped or cement and other features like storm water drains, public utility lines, footpaths, medians wherever required, rain water harvesting structures, kerbs, street lights etc., shall be developed as per standards and approved specifications. Facilities such as storm water drains, all cabling, public utility lines will necessarily be underground within the township.
- (2) **Water Supply:-** The developer shall be required to develop the source for drinking water (excluding ground water source) or secure firm commitment from Hyderabad Metro Water Supply & Sewerage Board / any concerned authority for meeting the daily water requirement of water of minimum 140 liters per capita per day (or as prescribed by the authorities from time to time) exclusive of requirement of water for fire fighting and gardening. The storage capacity of the same shall be atleast 1.5 times of the actual required quantity as determined by expected population (resident and floating) and other uses. The applicant would be required to develop proper internal distribution and maintenance systems and shall specially undertake rain water harvesting, ground water recharging and waste water recycling projects within the Township.
- (3) **Solid Waste and Liquid Waste Management:** The township shall be based on Zero ("0") discharge concept so far as waste (whether solid or liquid) management is concerned. The developer shall make suitable and environment friendly arrangements for the disposal and Treatment of sewage and solid waste as per guidelines as prescribed. The developer shall undertake recycling water for gardening. The developer may develop eco-friendly, garbage disposal system by adopting the recycling and bio-degradation system. It is mandatory that no liquid waste goes out. Likewise, the compost from solid waste is to be used in the township and the non bio-degradable should be tied up with an agency which will take it out and dispose off in a scientific manner under approval from the Pollution Control Board / Local Urban Development Authority.
- (4) **Power:-** The developer shall ensure continuous and quality power supply to Township area. The developer may draw the power from any existing supply system or may go in for arrangement of captive power generation with the approval from concerned authority. If power is drawn from any existing supply system, the applicant shall before commencement of development, procure affirm commitment of power for the entire township from the Telangana State Southern Power Distribution Company Limited (TSSPDCL).

The developer is encouraged to provide rooftop based solar /wind /hybrid based renewable energy which will be adjusted for on a net metering basis.

- (5) **Environment:-** The entire township shall be Energy Conservation Building Code (ECBC) / Indian Green Building Council (IGBC) compliant and all non-residential buildings therein shall comply with ECBC/IGBC norms and all residential buildings shall have cool-roofs. The development contemplated in the integrated township shall not cause damage to ecology in any manner. In no case it shall involve topographical changes, changes in alignment and cross section of existing watercourse if any in the Project area or adjacent to the Project area. The applicant shall comply with the conditions imposed by the SEIAA in their EC clearance granted vide EC Identification No. EC22B039TG186839 vide SIA/TG/MIS/433352/2023 Dt 27.07.2023.

The developer shall develop the open uses designated in the Township with proper landscaping, tree plantation.

- (6) **External or Trunk infrastructure facilities** like Power, Water supply, Drainage etc., shall be done by the developer at his own cost. The trunk infrastructure shall include, but not limited to, Roads, Water supply, Power through adequate capacity sub-station, sewage network, drainage network, solid waste disposal facility etc.
- (7) **Civic Maintenance:-** The developer shall maintain all the internal facilities. The developer would be entitled to create corpus fund / collect maintenance charges.
6. That approval given by HMDA does not exempt the lands from purview of Urban Land Ceiling Act, 1976. Agricultural Land Ceiling Act, 1973.
7. This permission shall not be used as proof of the title of the land.
8. In case developer fails to develop the Township 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 necessary action against the developer as per the provisions of HMDA Act, 2008.
9. Provision of rain water harvesting pits per Acre minimum four numbers.
10. The Developer is directed to complete the above developmental works within a period of Five (5) YEARS as per Township Policy 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.
11. The Developer shall display a board at a prominent place in the above site showing the Township layout pattern with permit and with full details of the layout specifications and conditions to facilitate the public in the matter.
12. The Developer shall solely be responsible for development of Township and in no way HMDA will take up development works.
13. The permission does not bar any public agency including HMDA to acquire the lands for any public purpose as per law.
14. 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.

15. If there is any misrepresentation of facts are found at a later date, the approval will be cancelled without any notice.
16. If there is any court case pending, the applicant / developer shall be responsible for settlement of the same.
17. If any disputes / litigation arises in future, regarding the ownership of a land, schedule of boundaries etc., the applicant is solely responsible for the settlement of the same, HMDA or its employees shall not be a party to any such dispute / litigations.
18. If the land is declared as surplus / Government in future, the same shall vest in the Government and the approvals given automatically stands void. The charges already remitted to HMDA shall stand forfeited and the applicant cannot claim for refund of the same.
19. If 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.
20. That the draft layout with housing project now issued does not exempt the lands under reference from purview of Urban Land Ceiling Act, 1976 / A.P. Agricultural Land Ceiling Act, 1973.
21. This permission of developing the land shall not be used as proof of the title of the land.
22. The applicant shall solely be responsible for the development of layout and in no way HMDA will take up development works.
23. The Agreement of 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.
24. 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.
25. 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. 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.
 - (d) Undertake street lighting and electricity facilities including providing of transformers.
 - (e) 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.

- (f) 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.
- (g) 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.
- (h) Construction of low height compound wall with Iron grill to the open spaces.
- (i) Provision of rain water harvesting pits.
- (j) To construct the buildings as per plans approved by HMDA

- 26. 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.
- 27. The permission does not bar any public agency including HMDA to acquire the lands for any public purpose as per law.
- 28. The applicant shall solely be responsible for the development of Layout and in no way HMDA will take up development works.
- 29. 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.
- 30. 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 is withdrawn and cancelled without notice and the proposal is subject to outcome of court orders if any.
- 31. The Layout development work shall 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.
- 32. 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.
- 33. The applicant shall comply the conditions mentioned in G.O.Ms.No.168 MA dt:07.04.2012 and G.O.Ms.No.288 MA dt:03.04.2008 and G.O.Ms.No.245 MA dt.30.06.2012 and G.O.Ms.No.526 MA dt.31.07.2008 and its installments.
- 34. The applicant shall develop Amenities before releasing of the final layout.
- 35. The HMDA reserve the right to cancel the permission, if it is found that the permission is obtained by false statement or misinterpretation or suppression of any material facts or rule.
- 36. The applicant is the whole responsible if any discrepancy occurs in the ownership documents and ULC aspects and if any litigation occurs, the technically approved building plans may with-drawn without notice.
- 37. The applicant / developer are the whole responsible if anything happens while developments of Layout with housing development and construction of buildings and after in the said layout with housing plans action will be taken as per law.
- 38. In case the applicant completes the project /development before the period of allowable installments, he shall pay the total balance charges along with final layout application / application for release of mortgage.

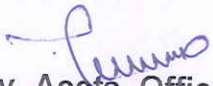
39. Any conditions laid by the authority are applicable.

Yours faithfully,
Sd/-
for Metropolitan Commissioner
Planning Officer (DYR)

Copy to:

1. The Executive Authority Peddakanjerla Gram Panchayat Patanchervu mandal Sangareddy.
 2. The Joint Sub-Registrar, Patanchervu Sangareddy.
 3. The District Registrar, Sangareddy District.
 4. The Spl. Officer & Comp. Authority, Urban Land Ceilings, 3rd floor, Chandra Vihar Complex, M.J.Road, Hyderabad.
 5. The Collector, Sangareddy District.
 6. The Vice-Chairman & Managing Director H.M.W.S&S.B, Khairtabad, Hyderabad.
 7. The Chairman & Managing Director, Central Power Distribution Company Ltd., Mind Compound, Back side of Secretariat, Hyderabad.
- for information

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Div. Accts. Officer (NR)