

**HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY**

Swarnajayanthi Commercial Complex, 4th Floor West Wing,
Ameerpet, Hyderabad – 500 038.

PLANNING DEPARTMENT**File No.003326/SKP/LT/U6/H/06092017****Dt:29-04-2023.**

To

M/s. Colonial Constructions (P) Ltd

Represented by Sri Yuvaraj Singh

Sy.No. 128 Kismatpur (V) Gandipet (M)

R.R. District

Sir,

Sub:- HMDA - Plg.Dept. – Revision of Draft Layout with Housing Under Gated Community (With Compound Wall) in Sy.Nos. 128 situated at Kismatpur-ORRGC Village, Gandipet Mandal, Ranga Reddy Dist. to an extent of 6761.22 Sq.m. – Approval Accorded - Reg.

- Ref:- 1. Online Application No. 003326/SKP/LT/U6/H/06092017
2. This Office Lr.No. 003326/SKP/LT/U6/H/06092017 issue of draft layout with housing Dt 21.12.2019
3. Complaint of Sri Sadatullah Khan Dt 07.02.2020 & 15.02.2020.
4. This Office Lr.No. 003326/SKP/LT/U6/H/06092017 Dt 05.02.2021 cancellation orders issued.
5. Application of M/s. Colonial Constructions (P) Ltd Dt. 05.01.2022
6. This Office Lr.No. 003326/SKP/LT/U6/H/06092017 Dt. 26.04.2022
7. Application of M/s. Colonial Constructions (P) Ltd Dt. 06.05.2022
8. Public Notice Dt. 29.07.2022
9. Note Orders of Metropolitan Commissioner, HMDA Dt. 19.10.2022
10. Application of M/s. Colonial Constructions (P) Ltd paid DC Charges and submitted relevant documents.

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1. The proposal submitted by Revision of Draft Layout with Housing Under Gated Community (With Compound Wall) in Sy.Nos. 128 situated at Kismatpur-ORRGC Village, Gandipet Mandal, Ranga Reddy Dist. to an extent of 6761.22 Sq.m. has been scrutinized and approval accorded.

The Applicant have paid the charges to HMDA

Sl. No.	Fees / Charges	Payable	Paid	Details of payment/ challan No
1	Development charges for Total Site area	-25580	-25580	Rs. 28,09,772/- through Challan No.18865 Dt 06.03.2022
2	Development charges for Plotted area	293501	293501	
3	Development Charges for built up area	35309	35309	
4	Development charges for Built up area amenities	38,006	38,006	
5	Processing charges for Total	-3197	-3197	

	Site Area			
6	Processing Charges for total built up area	16746	16746	
7	Processing charges for plot area including amenities	-5398	-5398	
8	Publication charges	5,000	5,000	
9	Capitalization Charges	1265793	1265793	
10	Shelter fees	-47963	-47963	
11	Special Impact fee	50235	50235	
12	(User Charges/ Betterment charges)	1187320	1187320	
		28,09,772	28 09,772	
13.	Deferment Charges	2,95,854	2,95,854	Through Challan No.18866 Dt 06.03.2022
14.	Interest Charges	82534/-	82534/-	Through Challan No.18867 Dt 06.03.2022

1. The applicant has mortgaged 5% of the area i.e 276.32 Sq Mtrs i.e Villa No. 14 by way of mortgage deed in favour of Metropolitan Commissioner, HMDA and the mortgaged Built-up area shall be released after completion of development work as per rule 26 by the HMDA vide mortgage deed No. document No. 4512/2013 Dt 11.01.2023.
2. The applicant has submitted the layout plan in an extent of 6761.22 Sq.m and the same is hereby approved in **Draft Layout Permit No.17/LO/Plg/HMDA/2023**, **Date:21-04-2023** and hereby communicated subject to the following conditions:
4. 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.
5. The applicant shall not be permitted to sale the plots and area which is mortgaged in favour of M.C., HMDA i.e Plot No. 14 in an extent 276.32 Sq Mtrs.
3. 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.
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 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.
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:
 - 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.
 - g. 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.
 - h. 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.
 - i. Construction of low height compound wall with Iron grill to the open spaces.
 - j. Provision of rain water harvesting pits.
 - k. To construct the buildings as per plans approved by HMDA
9. The layout applicant is directed to complete the above developmental works within a period of **FIVE (5) YEARS** from the date of issue of permission letter as per latest amendment of Building rules 2012 vide G.O.Ms.No.62, dt.21-03-2020 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 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.
12. 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.
13. 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.
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 easement 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 is withdrawn and cancelled without notice and the proposal is subject to outcome of court orders if any.
18. 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.
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 (under H.T lines not to provide and compound wall as per the electricity board norms and to provide Greenery under H.T line).
20. 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.
21. 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.
23. The applicant shall develop Amenities before releasing of the final layout.
24. 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.
25. 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.
26. 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.

27. 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.

32. Any conditions laid by the authority are applicable.

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

Copy to:

1. The Municipal Commissioner, Bandlaguda Jagir Municipal Corporation
992P+PWC, Abhyudaya Nagar, Vikas Nagar, Bandlaguda Jagir, Telangana
500093
 2. The District Registrar, R.R. District.
 3. The Spl. Officer & Comp. Authority, Urban Land Ceilings,
3rd floor, Chandra Vihar Complex, M.J.Road, Hyderabad 500001.
 4. The Collector, R.R. District.
 5. The Vice-Chairman & Managing Director
H.M.W.S&S.B, Khairtabad,
HYDERABAD - 500004
 6. The Chairman & Managing Director,
Central Power Distribution Company Ltd.,
Mind Compound, Back side of Secretariat,
HYDERABAD – 500022.
- } for information

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**Divisional Accounts Officer (SJ)
Planning**

