

MORTGAGE LETTER**Application No. : 013350/LO/HMDA/3609/SMD/2024****Date : 17 April, 2025**

To  
The sub - Registrar,  
MAHESWARAM SRO,  
Ranga Reddy District.

Sir,

**Sub:** HMDA - Planning Department - Layout with Housing Under Gated Community (With Compound Wall) in Sy.Nos. 30,31/P,35,36/P,47/P,49/P,50,51,52,53,54,55,56,59/P,60,61/P,62/P,63,64,65 & 76/P situated at TOOPRA KHURD Village, MAHESHWARAM Mandal, Ranga Reddy Dist. to an extent of 211,975.72 Sq.m applied by Sri VALIDAS SAIRAM GOUD AND 3 OTHERS DAGPA HOLDER M/S.SUBISHI GROUP REPBY ITS MANAGING PARTNER SRI. T. VENUGOPAL REDDY - Approval Accorded - Reg.

**Ref:** 1. Application of 013350/LO/HMDA/3609/SMD/2024, Dated: 30/11/2024

Your attention is invited to the Deed of Mortgage bearing vide Document No. 3038/2025 AND 3039/2025, Date: 24 February, 2025, executed in favour of Metropolitan Commissioner, HMDA, mortgaging the Plot / Villa Nos. 62,63,64,65,66,67,89,90,91,92,93,94,95,96,97 to an extent of 12863.18 Sq.Mt. in Survey nos. 30,31/P,35,36/P,47/P,49/P,50,51,52,53,54,55,56,59/P,60, 61/P,62/P,63,64,65 & 76/P of TOOPRA KHURD Village, MAHESHWARAM Mandal, Ranga Reddy as security for undertaking all the required developments as specified by the HMDA in the proceedings Dt: 17 April, 2025, you have also given a certificate of Encumbrance on property, confirming that the above plots are mortgaged against HMDA.

(0% of units mortgaged in favour of Metropolitan Commissioner, HMDA Vide Plot / Villas Nos: **62,63,64,65,66,67,89,90,91,92,93,94,95,96,97** through registered mortgage deed Vide Document No. **3038/2025 AND 3039/2025**, Date: **24 February, 2025** towards security for submission of conversion certificate from concerned RDO/DRO of Revenue Department.)

Taking into consideration of the agreement & Deed of Mortgage, Certificate of Encumbrance on property issued by you, this Authority released the draft **Layout with Housing Under Gated Community (With Compound Wall)** in favour of the applicant / developer vide Draft Layout Permit No. **013350/LO/HMDA/3609/SMD/2024**, dt. **17 April, 2025**.

You are therefore, requested not to undertake any conveyance of the property covered specifically in the Plot / Villa Nos. **62,63,64,65,66,67,89,90,91,92,93,94,95,96,97** to an extent of **12863.18** Sq.Mt. as per the plan enclosed to any other persons(s) till necessary communication is sent by this Authority.

You are also requested to not to register the open spaces area and Utilities area of the Layout as shown in the Layout plan.

**Yours Faithfully**



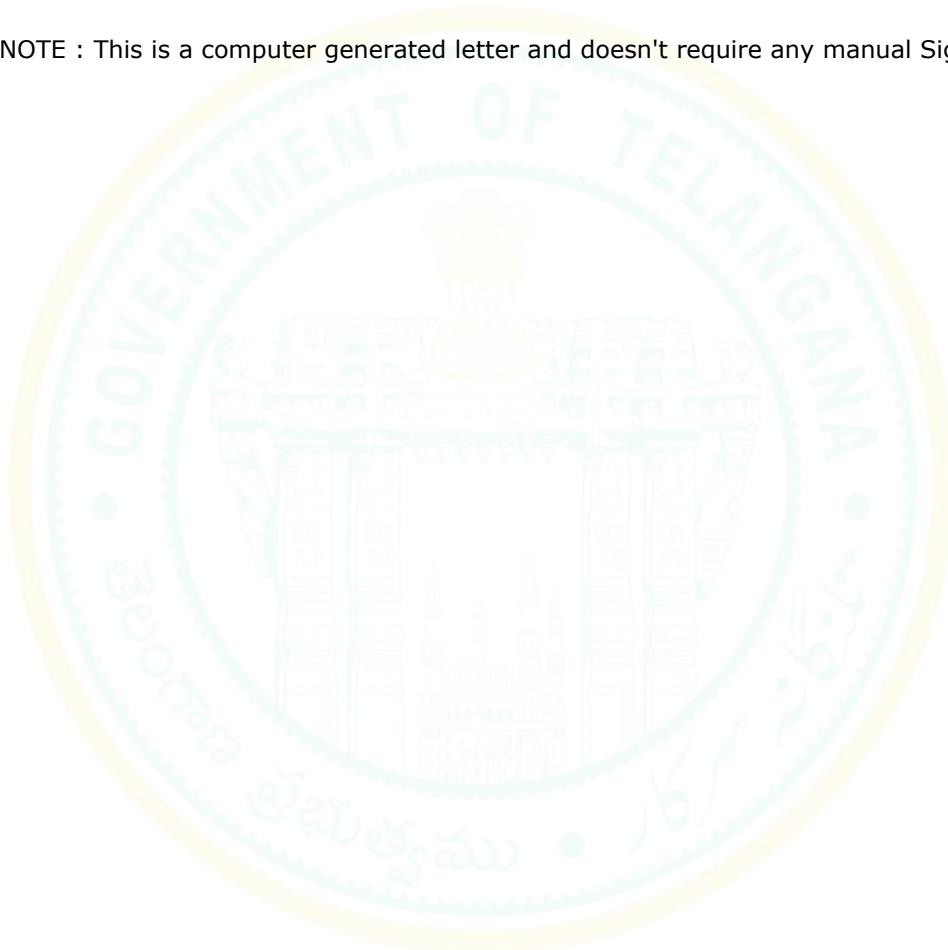
For Metropolitan Commissioner

Planning Officer  
17 April, 2025

Copy to:

1. Smt. / Sri. Sri VALIDAS SAIRAM GOUD AND 3 OTHERS DAGPA HOLDER M/S.SUBISHI GROUP REPBY ITS  
MANAGING PARTNER SRI. T. VENUGOPAL REDDY, HMDA

NOTE : This is a computer generated letter and doesn't require any manual Signatures.





## APPROVAL FOR LAYOUT PERMISSION

## TG-bPASS DRAFT LAYOUT LETTER

Application No. : 013350/LO/HMDA/3609/SMD/2024

Date : 17 April, 2025

To  
Sri VALIDAS SAIRAM GOUD AND 3 OTHERS DAGPA HOLDER M/S.SUBISHI GROUP REPBY ITS MANAGING PARTNER SRI. T. VENUGOPAL REDDY  
VILLA NO.18, WATERFORD HOMES, MOKILA VILLAGE, SHANKARPALLY MANDAL, RANGA REDDY DISTRICT  
Pin Code : 501203

Sir,

**Sub: HMDA - Plg.Dept - Layout with Housing Under Gated Community (With Compound Wall) in Sy.Nos. 30,31/P,35,36/P,47/P,49/P,50,51,52,53,54,55,56,59/P,60, 61/P,62/P,63,64,65 & 76/P situated at TOOPRA KHURD Village, MAHESHWARAM Mandal, Ranga Reddy Dist. to an extent of 211,975.72 Sq.m belonging to Sri VALIDAS SAIRAM GOUD AND 3 OTHERS DAGPA HOLDER M/S.SUBISHI GROUP REPBY ITS MANAGING PARTNER SRI. T. VENUGOPAL REDDY - Technical Approval Accorded - Reg.**

**Ref:** 1. Application of **013350/LO/HMDA/3609/SMD/2024** Dated: **30/11/2024**  
2. This office DC letter addressed to the applicant Date: **15 February, 2025.**

With reference to your application cited for approval of **Layout with Housing Under Gated Community (With Compound Wall)** in Sy.Nos. **30,31/P,35,36/P,47/P,49/P,50,51,52,53,54,55,56,59/P,60, 61/P,62/P,63,64,65 & 76/P** situated at **TOOPRA KHURD** Village, **MAHESHWARAM** Mandal, **Ranga Reddy** Dist. to an extent of **211,975.72** Sq.mtrs. has been technically approved and forwarded to The Panchayat Secretary, **Maheshwaram** Gram Panchayat, **MAHESHWARAM** Mandal, **Ranga Reddy** District. vide this office Application No. **013350/LO/HMDA/3609/SMD/2024**, Layout Permit No. **013350/LO/HMDA/3609/SMD/2024**, Date: **17 April, 2025** for release of Proceedings & plans.

Therefore, the concerned Panchayat Secretary, **Maheshwaram** Gram Panchayat, **TOOPRA KHURD** Village, **MAHESHWARAM** Mandal, **Ranga Reddy** District., will release the Proceedings & Plans.

This is for information.

**Yours Faithfully**

For Metropolitan Commissioner

Planning Officer

TG-bPASS DRAFT LAYOUT LETTER**Application No. : 013350/LO/HMDA/3609/SMD/2024****Date : 17 April, 2025**

To  
The Panchayat Secretary,  
Maheshwaram Gram Panchayat,  
TOOPRA KHURD Village, MAHESHWARAM Mandal,  
Ranga Reddy District.

Sir,

**Sub: HMDA - Plg.Dept. - Layout with Housing Under Gated Community (With Compound Wall) in Sy.Nos. 30,31/P,35,36/P,47/P,49/P,50,51,52,53,54,55,56,59/P,60, 61/P,62/P,63,64,65 & 76/P situated at TOOPRA KHURD Village, MAHESHWARAM Mandal, Ranga Reddy Dist. to an extent of 211,975.72 Sq.m - Technical Approval Accorded - Reg.**

**Ref: 1. Application No. 013350/LO/HMDA/3609/SMD/2024 Date: 30/11/2024**

2. This office DC letter addressed to the applicant Date: 15 February, 2025.

3. Applicant's letter Date **24 February, 2025** submitting the Mortgage Deed No. **3038/2025 AND 3039/2025**, Date: **24 February, 2025**

executed at Joint Sub - Registrar- **Ranga Reddy** Dist. and Statement of Encumbrance on Property before mortgage & after mortgage.

It is to inform that, in the reference 1st cited, **Sri VALIDAS SAIRAM GOUD AND 3 OTHERS DAGPA HOLDER M/S.SUBISHI GROUP REPBY ITS MANAGING PARTNER SRI. T. VENUGOPAL REDDY** has applied to HMDA for development of **Layout with Housing Under Gated Community (With Compound Wall)** in Sy.Nos. 30,31/P,35,36/P,47/P,49/P,50,51,52,53,54,55,56,59/P,60, 61/P,62/P,63,64,65 & 76/P , situated at **TOOPRA KHURD (V) , MAHESHWARAM (M), Ranga Reddy** (Dist.) to an extent of **211,975.72** Sq.Mt. (or) Acres

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 including Gram Panchayat Charges. Accordingly, the technical approval is hereby accorded vide Layout Permit No. **013350/LO/HMDA/3609/SMD/2024** , date. **17 April, 2025**.

Vide reference 3<sup>rd</sup> cited, the applicant has submitted Deed of Mortgage executed in favour of the Metropolitan Commissioner, HMDA for Plot / Villa Nos. **62,63,64,65,66,67,89,90,91,92,93,94,95,96,97** as per G.O.Ms.No.276 MA dt.02-07-2010 vide Doc no. **3038/2025 AND 3039/2025**, Date: **24 February, 2025**.

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

<b>Sr.No.</b>	<b>Area</b>	<b>Sq.Mtrs</b>
1	Total Site area	211975.72
2	Master plan Road affected area	0
3	Net Site Area	211975.72
4	Plotted area	121545.1
5	Open space	21929.05
	(i) Park	21929.05
	(ii) Social Infrastructure	0
6	Layout Road Area	56626.7
7	Amenities Area	0
8	Utilities Area	126.98
9	Total Built up Area	142929.24

10	Number of Plots / Villas	273
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### **General Conditions:**

1. The applicant shall not be permitted to sale the plots/Villas which are mortgaged in favour of M.C., HMDA i.e., from the Plot / Villa Nos. **62,63,64,65,66,67,89,90,91,92,93,94,95,96,97** (total **15** number of plots to an extent of **12863.18** Sq.mts and Built up area to an extent of **12863.18** Sq.mtrs.).
2. That the draft 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.
3. This permission of developing the land shall not be used as proof of the title of the land.
4. The Gram Panchayat shall ensure that area covered by roads and open space of the layout shall take over from the applicant, by way of Registered Gift deed at free of cost, before release of final layout to the applicant.
5. The applicant / layout owner / developer are hereby permitted to sell the Plots/Villas other than mortgaged plots which are mortgaged in favour of Metropolitan Commissioner, HMDA.
6. The applicant shall construct all the Villas including mortgaged villas in all the aspects before release of Final Layout.
7. All Peripheral road should be open for accessibility to the neighbouring sites and the applicant shall not to construct any compound wall and obstruct the accessibility through peripheral road.
8. 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.
9. 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.
10. 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).
11. 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.
12. Development of drainage and channelization of NALAs for allowing storm water run-off.
13. 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.
14. Undertake street lighting and electricity facilities including providing of transformers.
15. 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.
16. 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.
17. 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.
18. The layout applicant is directed to complete the above developmental works within a period of three (3) years 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.
19. 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.
20. The applicant shall make necessary arrangements for providing connectivity of its potable/drinking water supply duly laying the necessary pipelines of the sized as prescribed to the main trunk/connecting pipeline under Mission Bhagiratha or any other as approved by the relevant authorities such as HMWSSB/ EnC PH / RWS deptt.;
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. The applicant 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 TG RERA if applicable.

**Additional/Other:**

1. The Local Body 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 them.
2. The applicant shall solely be responsible for the development of Gated Community 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 misrepresentation found in the file, the draft layout shall be cancelled without any notice.
6. 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.
7. If there are any 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 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. If it is observed that, the permission is obtained by Misrepresentation or suppression of facts, the permission shall be revoked under the provisions of HMDA Act, 2008.
12. 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.

13. Any conditions laid by the Authority are applicable.

14. The applicant shall handover the Layout roads area **56626.7** Sq.mtrs ( **26.73** %), Open space area **21929.05** Sq.mtrs ( **10.35** %) Social infrastructure area 0 Sq.mtrs (0 %) Utilities area 126.98 Sq.mtrs (0.06 %) to the Local Body before release of Final Layout plans by HMDA.

15. **10.58** % of plotted area mortgaged i.e. **12863.18** Sq. Mtrs in Plot / Villa Nos. **62,63,64,65,66,67,89,90,91,92,93,94,95,96,97** (total **15** number of plots/Villas) Mortgaged in favour of The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Swarna Jayanti Complex, Sanjeeva Reddy Nagar, Srinivasa nagar, Ameerpet, Hyderabad, Vide Document No. **3038/2025 AND 3039/2025**, Date: **24 February, 2025**.

**PDC INFORMATION :**

**DEVELOPMENT, CAPITALIZATION CHARGES :-**

<b>S.NO.</b>	<b>INSTALLMENTS</b>	<b>DUe DATE</b>	<b>AMOUNT IN RS</b>	<b>CHEQUE NO.</b>	<b>BANK NAME</b>	<b>BANK BRANCH</b>
1	2	16/06/2025	₹ 13,124,265.00			
2	3	15/09/2025	₹ 13,124,265.00			
3	4	14/12/2025	₹ 13,124,265.00			
4	5	16/03/2026	₹ 13,124,265.00			
5	6	15/06/2026	₹ 13,124,265.00			
6	7	14/09/2026	₹ 13,124,265.00			
7	8	12/12/2026	₹ 13,124,265.00			
8	1	17/03/2025	₹ 46,668,885.00			

**CITY LEVEL INFRASTRUCTURE IMPACT FEE :-**

<b>S.NO.</b>	<b>INSTALLMENTS</b>	<b>DUe DATE</b>	<b>AMOUNT IN RS</b>	<b>CHEQUE NO.</b>	<b>BANK NAME</b>	<b>BANK BRANCH</b>
1	2	15/09/2025	₹ 0.00			
2	3	16/03/2026	₹ 0.00			
3	4	14/09/2026	₹ 0.00			
4	5	15/03/2027	₹ 0.00			
5	6	13/09/2027	₹ 0.00			

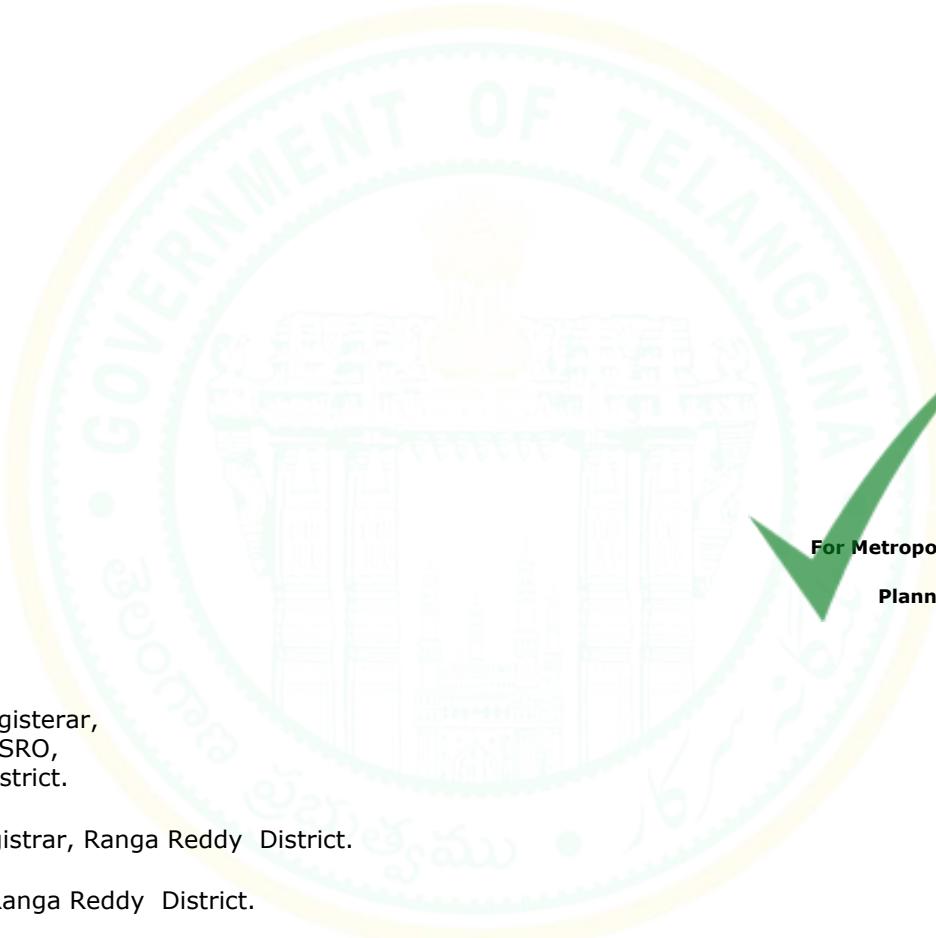
**Additional Conditions**

1. The Layout with Housing Under Gated Community (With Compound Wall) applicant is directed to complete the above developmental works within a period of Five (5) years and submit a requisition letter for release of mortgage Villas / 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.
2. 5.01 % of developable area, 6270.95 Sq.mtrs i.e. from Plots 62-67, 89-97 of Survey No. 30, 31/P, 35, 36/P, 47/P, 49/P, 50, 51, 52, 53, 54, 55, 56, 59/P, 60, 61/P, 62/P, 63, 64, 65 & 76/P of TOOPRA KHURD Village, Maheshwaram Mandal, Ranga Reddy District, Mortgaged in favour of The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Vide Deed Document No. 3038/2025 Dt: 24/2/2025.
3. 5.01 % of developable area, 6592.23 Sq.mtrs i.e. from Plots 156-162 and 242-249 of Survey No. 30, 31/P, 35, 36/P, 47/P, 49/P, 50, 51, 52, 53, 54, 55, 56, 59/P, 60, 61/P, 62/P, 63, 64, 65 & 76/P of TOOPRA KHURD Village, Maheshwaram Mandal, Ranga Reddy District, additionally Mortgaged for availing instalment facilities, in favour of The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Ameerpet, Hyderabad, Vide Deed Document No. 3039/2025 Dt: 24/2/2025.
4. The applicant shall follow the conditions mentioned in Irrigation NOCs vide Lr Nos. EE/Irrig Divn no. SE/IC/HYD/DSE/DEE-II/TS-5/Clarification/Tooprakhurd/Maheshwaram/2735 dated.13.02.2025.
5. The applicant has submitted the Environmental clearance from SEIAA vide EC Identification No. EC24C3801TG5761876N File No. SIA/TG/INFRA2/511265/2024
6. 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.
7. In case cheque bounce of post-dated cheques, legal action shall be initiated as per law against the applicant.
8. 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 /Building application for release of Mortgage.
9. the draft gated community now issued does not exempt the lands under reference from purview of Urban Land ceiling Act, 1976/AP Agricultural land ceiling act 1973.
10. The deed of mortgage by conditional sale executed by the applicant in favour of HMDA is purely & measure to ensure compliance of the condition of the development of infrastructure by the applicant / developer and HMDA is no way accountable of the plot purchaser in the event of default by the applicant / developer.

the applicant / developer.

11. In case the applicant/developer fails to develop the layout as specified by HMDA the area so mortgaged in favour of MC HMDA shall be forfeited and also HMDA to liable to take criminal action against the applicant/developers as per provisions of HMDA Act 2008.
12. The local authority shall ensure that ownership clearance and Urban Land Ceiling clearance of the site under reference are in order, and should scrupulously follow the Government instructions Vide Memo No. 1933/II/97 MA, Dt: 18.06.1997 before sanctioning and releasing these technical approved building plans.

**Yours Faithfully**



**For Metropolitan Commissioner  
Planning Officer**

Copy to:

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