

**MORTGAGE LETTER****Application No. : 011178/LO/HMDA/2932/GHT/2024****Date : 18 June, 2025**

To  
The sub - Registrar,  
Ghatkesar SRO,  
Medchal-Malkajgiri District.

Sir,

**Sub:** HMDA - Planning Department - Draft Open Plotted Layout in Sy.Nos. 41 Part ,42 Part,55 Part ,57 Part & 58 Part situated at EDULABAD (V) Village, GHATKESAR 1 Mandal, Medchal-Malkajgiri Dist. to an extent of 114,715.77 Sq.m applied by Sri Rep By Dagpa Holder: M/s. Anmol Urban Towns Rep by its Authorised Signatory Mr. Sangareddypeta Saikiran - Approval Accorded - Reg.

**Ref:** 1. Application of 011178/LO/HMDA/2932/GHT/2024, Dated: 10 October, 2024

Your attention is invited to the Deed of Mortgage bearing vide Document No. 3985/2025,3986/2025 and 3987/2025, Date: 12 June, 2025, executed in favour of Metropolitan Commissioner, HMDA, mortgaging the Plot / Villa Nos. 97,67,96,68,95,69,94,70,93,71,92,72,91,12,13,14,15,18,19,20,21,185,186,187,188,189,190,191,192,193,194,195,174,175,176,177,178,179,180,181,182,183,184,253,252,251,250,249,246,245,244,243,242,248,247,224,223,216,288,271,272,287,286,273,274,285,284,275,276,283,282,277,278,281,280,279,269,256,257,268,267,258,259,266,265,260 to an extent of 9897.42 Sq.Mt. in Survey nos. 41 Part ,42 Part,55 Part ,57 Part & 58 Part of EDULABAD (V) Village, GHATKESAR 1 Mandal, Medchal-Malkajgiri District as security for undertaking all the required developments as specified by the HMDA in the proceedings Dt: 18 June, 2025, you have also given a certificate of Encumbrance on property, confirming that the above plots are mortgaged against HMDA.

( **20.29** % of units mortgaged in favour of Metropolitan Commissioner, HMDA Vide Plot / Villas Nos: **97,67,96,68,95,69,94,70,93,71,92,72,91,12,13,14,15,18,19,20,21,185,186,187,188,189,190,191,192,193,194,195,174,175,176,177,178,179,180,181,182,183,184,253,252,251,250,249,246,245,244,243,242,248,247,224,223,216,288,271,272,287,286,273,274,285,284,275,276,283,282,277,278,281,280,279,269,256,257,268,267,258,259,266,265,260** through registered mortgage deed Vide Document No. **3985/2025,3986/2025 and 3987/2025** , Date: **12 June, 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 Open Plot** in favour of the applicant / developer vide Draft Layout Permit No. **011178/LO/HMDA/2932/GHT/2024**, dt. **18 June, 2025**.

You are therefore, requested not to undertake any conveyance of the property covered specifically in the Plot / Villa Nos. **97,67,96,68,95,69,94,70,93,71,92,72,91,12,13,14,15,18,19,20,21,185,186,187,188,189,190,191,192,193,194,195,174,175,176,177,178,179,180,181,182,183,184,253,252,251,250,249,246,245,244,243,242,248,247,224,223,216,288,271,272,287,286,273,274,285,284,275,276,283,282,277,278,281,280,279,269,256,257,268,267,258,259,266,265,260** to an extent of **9897.42** 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, HMDA**  
**Planning Officer**

Copy to:

1. Smt. / Sri. Sri Rep By Dagpa Holder: M/s. Anmol Urban Towns Rep by its Authorised Signatory Mr. Sangareddypeta Saikiran, HMDA

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



**TG-bPASS DRAFT LAYOUT LETTER**

**Application No. : 011178/LO/HMDA/2932/GHT/2024**

**Date : 18 June, 2025**

To

Sri Rep By Dagpa Holder: M/s. Anmol Urban Towns Rep by its Authorised Signatory Mr. Sangareddypeta Saikiran  
Flat no. 203, Hemadurga Plaza, above Super Market, Miyapur X Roads, Telangana State.  
Pin Code : 500049

Sir,

**Sub:** HMDA - Plg.Dept - **Draft Open Plotted Layout** in Sy.Nos. **41 Part ,42 Part,55 Part ,57 Part & 58 Part** situated at **EDULABAD (V)** Village, **GHATKESAR 1** Mandal, **Medchal-Malkajgiri** Dist. to an extent of **114,715.77** Sq.m belonging to **Sri Rep By Dagpa Holder: M/s. Anmol Urban Towns Rep by its Authorised Signatory Mr. Sangareddypeta Saikiran** - Technical Approval Accorded - Reg.

**Ref:** 1. Application of **011178/LO/HMDA/2932/GHT/2024** Dated: **10/10/2024**

2. This office DC letter addressed to the applicant Date: 30 April, **2025**.

With reference to your application cited for approval of **Draft Open Plotted Layout** in Sy.Nos. **41 Part ,42 Part,55 Part ,57 Part & 58 Part** situated at **EDULABAD (V)** Village, **GHATKESAR 1** Mandal, **Medchal-Malkajgiri** Dist. to an extent of **114,715.77** Sq.m has been technically approved and forwarded to The Panchayat Secretary, **Edulabad** Gram Panchayat, **GHATKESAR 1** Mandal, **Medchal-Malkajgiri** District. vide this office Application No. **011178/LO/HMDA/2932/GHT/2024**, Date: **18 June, 2025** for release of Proceedings & plans.

Therefore, the concerned Panchayat Secretary, **Edulabad** Gram Panchayat, **EDULABAD (V)** Village, **GHATKESAR 1** Mandal, **Medchal-Malkajgiri** District., will release the Proceedings & Plans.

This is for information.

**Yours Faithfully**



**For Metropolitan Commissioner, HMDA**



**TG-bPASS DRAFT LAYOUT LETTER****Application No. : 011178/LO/HMDA/2932/GHT/2024****Date : 18 June, 2025**

To  
The Panchayat Secretary,  
Edulabad Gram Panchayat,  
EDULABAD (V) Village, GHATKESAR 1 Mandal,  
Medchal-Malkajgiri District.

Sir,

**Sub:** HMDA - Plg.Dept. - **Draft Open Plotted Layout** in Sy.Nos. **41 Part ,42 Part,55 Part ,57 Part & 58 Part** situated at **EDULABAD (V)** Village, **GHATKESAR 1** Mandal, **Medchal-Malkajgiri** Dist. to an extent of **114,715.77** Sq.m - Technical Approval Accorded - Reg.

**Ref:** 1. Application No. **011178/LO/HMDA/2932/GHT/2024** Date: **10 October, 2024**  
2. This office DC letter addressed to the applicant Date: 30 April, **2025**.  
3. Applicant's letter Date **12 June, 2025** submitting the Mortgage Deed No. **3985/2025,3986/2025 and 3987/2025**, Date: **12 June, 2025**  
executed at Joint Sub - Registrar- **Medchal-Malkajgiri** Dist. and Statement of Encumbrance on Property before mortgage & after mortgage.

It is to inform that, in the reference 1st cited, **Sri Rep By Dagpa Holder: M/s. Anmol Urban Towns Rep by its Authorised Signatory Mr. Sangareddypeta Saikiran** has applied to HMDA for development of **Draft Open Plotted Layout** in Sy.Nos. **41 Part ,42 Part,55 Part ,57 Part & 58 Part** , situated at **EDULABAD (V)** (V) , **GHATKESAR 1** (M), **Medchal-Malkajgiri** (Dist.) to an extent of **114,715.77** 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. **011178/LO/HMDA/2932/GHT/2024** , date. **18 June, 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. **97,67,96,68,95,69,94,70,93,71,92,72,91,12,13,14,15,18,19,20,21,185,186,187,188,189,190,191,192,193,194,195,174,175,176,177,178,179,180,181,182,183,184,253,252,251,250,249,246,245,244,243,242,248,247,224,223,216,288,271,272,287,286,273,274,285,284,275,276,283,282,277,278,281,280,279,269,256,257,268,267,258,259,266,265,260** as per G.O.Ms.No.276 MA dt.02-07-2010 vide Doc no. **3985/2025,3986/2025 and 3987/2025** , Date: **12 June, 2025**.

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



Sr.No.	Area	Sq.Mtrs
1	Total Site area	114850.77
2	Master plan Road affected area	0
3	Net Site Area	114715.77
4	Plotted area	65693.32
5	Open space	8633.17
	(i) Park	8633.17
	(ii) Social Infrastructure	2873.58
6	Layout Road Area	37268.83
7	Amenities Area	0
8	Utilities Area	381.93
9	Number of Plots / Villas	417

### **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. **97,67,96,68,95,69,94,70,93,71,92,72,91,12,13,14,15,18,19,20,21,185,186,187,188,189,190,191,192,** (total **86** number of plots to an extent of **9897.42** Sq.mts).
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 Local Body 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 roads should be opened for accessibility to the neighbouring sites and the applicant shall not to construct any compound wall/fencing around the site.
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 as per G.O.Ms.No.278 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.
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 Local Body 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.
21. 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.;
22. 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;
23. 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.
24. 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.
25. The Applicant 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;
26. A mechanism for Source segregation of garbage shall be put in place;
27. The Applicant 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.
28. The Applicant Shall provide the underground storm water drainage system.
29. All the foot paths shall be paved with tiles and any other such material.
30. The Cycling tracks should be developed within the layout;
31. Transformer yard shall be provided in the area earmarked for utilities.
32. All the street light shall be provided with LED lighting.
33. The Applicant 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;
34. 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.
35. 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 layout with housing 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 casement 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. The applicant should not construct the compound wall around the site u/r and also not to block the roads, so as to provide access to the neighboring lands, all the internal roads shall be opened for accessibility to the neighbouring sites.
14. Any conditions laid by the Authority are applicable.
15. The applicant shall handover the Layout roads area **37268.83** Sq.mtrs ( **32.49** %), Open space area **8633.17** Sq.mtrs ( **7.53** %) Social infrastructure area **2873.58** Sq.mtrs ( **2.5** %) the Local Body before release of Final Layout plans by HMDA.
16. **20.29** % of plotted area mortgaged i.e. **9897.42** Sq. Mtrs in Plot / Villa Nos. **97,67,96,68,95,69,94,70,93,71,92,72,91,12,13,14,15,18,19,20,21,185,186,187,188,189,190,191,192,** (total **86** 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. **3985/2025,3986/2025 and 3987/2025**, Date: **12 June, 2025**.

#### Additional Conditions

1. The applicant shall not be permitted to sale the plots and area which is mortgaged in favour of M.C., HMDA i.e., from the Plot Nos : 67 to 72, 91 to 97, 174 to 195, 216, 223, 224, 247, 248, 265 to 269, 271 to 288 (Total 63 plots) to an extent of 9897.42 Sq.mts , 5% for instalment for plot no: 49 to 51, 114, 120 to 129, 409 to 412 (Total 18 plots) to an extent of 3264.06 Sq.Mtrs and 5% of Non submission of NALA conversion plot no: 12 to 15, 18 to 21, 242 to 246, 249 to 253, 256 to 260 (Total 23 Plots) to an extent of 3428.12 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 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.
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. All roads should be opened for accessibility to the neighbouring sites and the applicant shall not to construct any compound wall/fencing around the site.
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. 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.



9. The applicant shall solely be responsible for the development of layout and in no way HMDA will take up development works.
10. The permission does not bar any public agency including HMDA to acquire the lands for any public purpose as per law.
11. If there is any misrepresentation found in the file, the draft layout shall be cancelled without any notice.
12. 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.
13. 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.
14. 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.
15. The applicant shall not construct the building in any plots. The local body also shall not allow any constructions in plots till the final layout is issued by HMDA.
16. The applicant should not construct the compound wall around the site u/r and also not to block the roads, so as to provide access to the neighbouring lands, all the internal roads shall be opened for accessibility to the neighbouring sites.
17. Any conditions laid by the Authority are applicable.
18. 15% of plotted area i.e. 9897.42 Sq.mts in Plot Nos.67 to72,91 to 97,174 to 195,216,223,224,247,248,265 to 269,271 to 288 (Total 63 plots) of Survey No. 41 Part ,42 Part,55 Part ,57 Part & 58 Part of Edulabad VILLAGE, Mortgaged in favour of The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Swarna Jayanthi Complex, SanjeevaReddy Nagar, Hyderabad, Vide Document No.3848/2025 Dt:06.06.2025 and same is rectified vide Doct no:3986 of 2025 Dt.12 /06/2025 .
19. 5.00% of plotted area for availing Instalments facility i.e. 3264.06Sq.mts in Plot Nos. 49 to 51,114,120 to 129,409 to 412 (Total 18 plots) of Survey No. 41 Part ,42 Part,55 Part ,57 Part & 58 Part of Edulabad VILLAGE, Mortgaged in favour of The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Swarna Jayanthi Complex, SanjeevaReddy Nagar, Hyderabad, Vide Document No.3987 of 2025 Dt :12 /06/2025 .
20. 5.00% of plotted area in lieu of non submitting the NALA (Agricultural to Non agricultural conversion proceedings ) from Revenue Department i.e. 3428.12 Sq.mts in Plot Nos. 12 to 15,18 to 21,242 to 246,249 to 253, 256 to 260 (Total 23 Plots) of Survey number : 41 Part ,42 Part,55 Part ,57 Part & 58 Part of Edulabad VILLAGE, Mortgaged in favour of The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Swarna Jayanthi Complex, SanjeevaReddy Nagar, Hyderabad, Vide Document No.3849/2025 Dt :04 /06/2025 and rectified vide Doct no:3985/2025 Dt: 12.06.2025 .
21. To submit the NALA conversion proceedings from Revenue Department.
22. The applicant / developer shall hand over the open space area 8633.17 sq.m, Utility area – 381.93Sq.Mtrs ,Social Infrastructure area: 2873.58 sq.mtrs and roads area: 37268.83 sq.m to the Local Body at free of cost
23. The submission of post dated cheques is dispensed, since all the development permissions are being processed through online.
24. The installment facility shall be applicable to the applicants who pay their first installment within 30 days from the date of intimation of DC letter otherwise he shall pay the full amount.
25. The applicant / builder have to mortgage an additional area of 5% built up area in case of buildings / 5% plotted area in case of open layouts / 5% of Villas in case of layout with housing / gated community as an additional security for allowing them for payment of development charges & other charges in installments.
26. If the applicant failed to remit the amount as per the installment due date, the penalty shall be levied @ 18% per annum on the outstanding amount due
27. In case the applicant completes the project / development before completion period of allowable installments, he shall pay the total balance charges along with the application for release of mortgage / final layout.
28. The installment facility is not applicable for the Local Body Charges and charges pertaining to other Departments.

**Yours Faithfully**



**For Metropolitan Commissioner, HMDA  
Planning Officer**

Copy to:

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