

**PROCEEDINGS OF THE COMMISSIONER, THUKKUGUDA MUNICIPALITY,
RANGA REDDY DISTRICT.
PRESENT : SMT.A. VANI ,
Municipal Commissioner**

Proc.No.G1/768/TGM/RR/2025

Date:03.06.2025

Sub: Thukkuguda Municipality - Town Planning Section - Release of Draft Layout with (open Plotted) in new Sy. No.499/Part(old 315/part) ,New 501/part(317/part), New 502/part(316/part), New 503/part(311/part) of Kongarakurd-A Village, Maheshwaram Mandal, Thukkuguda Municipality, to an extent of 60,229.3 Sq.Mtrs -
- Release of Final Layout Approved by HMDA - Orders - Issued.

Ref: 1) Lr.No.062113/ZA/LO/U6/HMDA/1911/2023, Dt:-25.02.2025 of the Metropolitan Commissioner, HMDA,Hyd, Received on Dt:-07.04.2025.
2) This Office fee intimation No. G1/768/TGM/RR/2025, Dt:-09.04.2025.
3) Rs. 9,68,700- paid through HDFC bank vide DD. No.000611, Dt: 23.05.2025.

ORDER:

The Hyderabad Metropolitan Development Authority, Tarnaka, Hyderabad has approved draftLayout to an extent of 60,229.3 Sq.Mtrs in Sy. No.499/Part(old 315/part) ,New 501/part(317/part), New 502/part(316/part), New 503/part(311/part) of Kongarakurd-A Village, Maheshwaram Mandal, Thukkuguda Municipality in favor of M/s Drishti homes vide reference 1st cited. Accordingly, this office has issued an intimation under reference 2nd cited for payment of layout fee for release of draft layout. In compliance to this office intimation under reference 2nd cited, the individuals remitted the layout fee and requested to release the draft layout under reference 3rd cited. The Draft Layout vide Permit No. 000021/LO/plg/HMDA/2025 Date: 25.02.2025 is hereby released subject to the following conditions and fulfillments.

1. The applicant shall not be permitted to sale the plots and area which is mortgaged in favour of MC HMDA i.e. from the Plot Nos. 1,42,59,98 to 105,121 to 131 to an extant of 6074.22 Sqmts.
2. That the draft layout now issued does not exempt the lands under reference from purview of ULC Act. 1976 / A.P. Agricultural Land Ceiling Act.1973.
3. The permission of developing the land shall not be used as proof of the title of the land.
4. The applicant / layout owner / developer is here by permitted to sell the plots other than mortgaged plots which are mortgaged in favor of MC, HMDA.
5. 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.
6. In case the applicant / developer fails to develop the layout with the infrastructure facilities as specified by HMDA the area so mortgaged in favor 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 consists of road formation with Black top, storm water drains, providing of underground drainage lines & common septic tank / STP, internal water supply pipelines & overhead tank, assured water supply source, providing electrical supply lines along with streetlights, transformer, avenue plantation, park development and rain water harvesting pits.
8. 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 upto the nearest existing public road.
 - c. Development of drainage and channelization of nalas for allowing storm water run-off.
 - d. 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.
 - e. Undertake Street lighting and electricity facilities including providing of transformers.
 - f. 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. 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 layout applicant is directed to complete the above developmental works within a period of six (6) YEARS as per GOMs No.7 MA, Dated 05.01.2016 and submit a requisition letter for release of mortgage plots / area which area mortgaged 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 LP No., and with full details of the layout specifications and conditions to facilitate the public in the matter.
11. The applicant shall solely be responsible for the development of layout and in no way HMDA will take up development works.
12. The permission does not bar any public agency including HMDA to acquire the lands for any public purpose as per law.
13. 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.
14. If there is any misrepresentation found in the file, the draft layout shall be cancelled without any notice.
15. 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 withdrawn and cancelled without notice.
16. 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.
17. 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.
18. 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.
19. The applicant shall comply the conditions mentioned in GOMs No.33 MA, Dated 24.01.2013 and GOMs No.276 MA, dt.02.07.2010 & GOMs No.168 MA, dt.07.04.2012.
20. The applicant shall not construct the building in any plots till the final layout is issued by HMDA.
21. The applicant should not construct the compound wall around the site u/r and also not to lock the roads, so as to provide access to the neighbouring lands, all the internal roads shall be opened for accessibility to the neighbouring sites.
22. The applicant shall not construct the building in any plots, the local body also shall not allow any construction in plots till the final layout is issued by HMDA.
23. Any conditions laid by the Authority are applicable.
24. The applicant should handover the Road area 13985.86 sq.mtrs ,organized open spaces area 3616.43 sq.mtrs and social infrastructure area 1199.97 Sq.mtrs to the local body at free of cost through registered gift deed before release of final layout plans from HMDA.
25. 15.17 % of plot no 74 to 100 to extent of 4289.81 sq.mtrs Mortgaged in favour of the Metropolitan Commissioner , Hyderabad The Metropolitan Development authority, Dist., Commercial Complex , Tarnaka, Hyderabad of vide Doc. No. 13354/2020, Dt: 14.08.2020. Plot Nos. 74 to 100 vide document No.18016/2024 & 12919/2023 15.17 % of the plotted area mortgaged i.e. 4289.81 Sq.mts.
26. Shall make necessary arrangement 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 Bhagirath or any other a approved by the relevant authorities such as HMWSSB/Enc PH/RWS dept.,
27. For all layout less than 10Ac. 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.
28. In case of layout site more than 10 Ac., the provision shall be made for construction of sewerage treatment plan (STP) duly earmarking separate area in addition to mandatory layout open spaces.
29. Shall take undertake underground ducting of all utilities and services line either under the foot paths or under central median of the roads with proper provision at junction and crossing etc.,
30. 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
31. A mechanism for source segregation of garbage shall be put in place.
32. Shall develop avenue plantation within the made in (in 60fts nd above roads) and by the side of foot paths towards the plot boundary duly leaving the entire foot path space for pedestrians.
33. Shall provide the underground storm water, drainage system.
34. All the foot paths shall be paved with tiles and any others such materials.
35. Cycling tracks should be developed within the layout.
36. Transformer yard shall be provided in the area earmarked the utilities.
37. All the streetlight shall be provided with LED lighting.
38. Shall make Necessary arrangement for complete stoppage of usage of plastic in layout and shall have necessary mechanism and create awareness among the plot owners / Purchasers.
39. Green foliage shall be planned and taken up in a manner prescribed and sapling will be in place and serving as per the plan before the final layout is issued.
40. The applicant shall mention the above conditions in the, mortgage deed in Scrupulously.
41. Any conditions laid by the Authority are applicable.


 Municipal Commissioner,
 Thukkuguda Municipality,
 Ranga Reddy (Dist)

To,
 M/s Drishti homes.