



**OFFICE OF THE HYDERABAD METROPOLITAN
DEVELOPMENT AUTHORITY**

BuildNow

DRAFT LAYOUT LETTER

Application No: **004150/HMDA/01213/SWDL/SKP1/2025**

Date: **30/08/2025**

To,

The Municipal Commissioner,
Raikal Gram Panchayat Municipality/Municipal Corporation,
Farooqnagar Mandal,
Rangareddy District.

Dear Sir / Madam,

Sub: HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY - Planning Department - Application for approval of **Draft Layout Open Plot Proposal** submitted for use in Survey.No. **260/PART, 263, 264/PART, 275, 276** of Locality - , **Raikal** Village, **Farooqnagar** Mandal, **Rangareddy** District, to an extent of **25286.35 Sqmt** belonging to **Sri MOHAMMED SHAKEEL AND SMT. AZRA SULTANA S/o MOHAMMED ISMAIL** - Technical Approval Accorded - Reg.

Ref: 1. Application of **004150/HMDA/01213/SWDL/SKP1/2025**, Dated: **15/07/2025**
2. This office DC letter addressed to the applicant Dated: **08/08/2025**
3. Mortgage Deed No **10347/2025** executed at Joint Sub - Registrar - **Rangareddy** District and Statement of Encumbrance on property before mortgage & after mortgage, as submitted by the applicant

It is to inform that, in the reference 1st cited, **Sri MOHAMMED SHAKEEL AND SMT. AZRA SULTANA** has applied to HMDA for development of Draft **Layout Open Plot** in Sy.Nos. **260/PART, 263, 264/PART, 275, 276** , situated at **Raikal** to an extent of **25286.35 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 Municipality / Municipal Corporation Charges. Accordingly, the technical approval is hereby accorded vide Layout Permit No. **0466/HMDA/SWDL/2025**, date. **15/07/2025**

Vide reference 3rd cited, the applicant has submitted Deed of Mortgage executed in favour of the Metropolitan Commissioner, HMDA as per G.O.Ms.No.276 MA dt.02-07-2010 vide Doc no. **23/08/2025**,

Date: - 10347/2025

The land analysis is as follows:

Area Covered Under	Proposed Area in Sq. Mtrs	Percentage (%)
Plotted Area	16168.64	63.94
Road Affected Area	0	0.0
Organized Open Space / Park Area	1902.27	7.52
Amenities Area	0	0.0
Social Infrastructure Area	633.01	2.5
Road Area	6455.67	25.53
Utilities Area	126.76	0.5
Total Net Layout	25286.35	100.0

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 (total number of plots)
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 Municipality / Municipal Corporation 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 (6) YEARS as per G.O.Ms.No.7 MA dt.05-01-2016 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. 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.

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 (total number of plots) i.e. 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 Municipality / Municipal Corporation 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.
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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.
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25. A mechanism for Source segregation of garbage shall be put in place;
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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.
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Others Conditions:

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Yours Faithfully



Designation: Chief Planning Officer
30/08/2025 12:10:58

For:
Metropolitan Commissioner
Hyderabad Metropolitan Development
Authority



Copy To:

1. Sri MOHAMMED SHAKEEL AND SMT. AZRA SULTANA, 19-5-34/A/73, ASADBABA NAGAR, BAHADURPURA, HYDERABAD.
2. Farooqnagar Rangareddy
3. The District Registrar, Rangareddy District.
4. The Collector, Rangareddy District.
5. The Special Officer & Comp. Authority, Urban Land Ceilings, 3rd Floor, Chandra Vihar Complex, M.J.Road, Hyderabad. - for information.

NOTE: This is computer generated letter, doesn't require any manual signatures

