


**OFFICE OF THE MUNICIPAL COUNCIL AMEENPUR,
SANGAREDDY DISTRICT**

Proceeding of the Commissioner, Ameenpur Municipality,
Present: A. Jyothi Reddy

Progs. No. G1/13/3952/LOH/AM/061285/2023-25

Date: 13.10.2025

Sub:- Ameenpur Municipality – Town planning – Draft Layout with Housing Under Gated Community (With Compound wall) in Sy. No. 32/AA1, 115/A1/2, 115/A1/1, 115/AA, 115/A1/3, 115/A1/4, 115/A1/5, 119/A & 119/AA situated at Wadakpally ORRGC village, Ameenpur Mandal, Sangareddy District in an extent of area 11432.08 sq. mtrs Technically Approved By HMDA in Name M/s Challa constructions rep by Sri. Chall Rathaiah & others – Released - Regarding.

Ref:- 1) Application of M/s Challa constructions rep by Sri. Chall Rathaiah & others, dt: 17.09.2025
2) Letter No. 061285/ZOC/U6/HMDA/13062023, dt: 21.03.2025 of Metropolitan Commissioner, HMDA.
3) Permit No. 000030/LO/Plg/HMDA/2025, dt: 21.03.2025 of Metropolitan Commissioner, HMDA
4) This office fee intimation, dt. 27.09.2025
5) This office Bank statement, dt. 07.10.2025

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With reference to the above subject cited M/s Challa constructions rep by Sri. Chall Rathaiah & others, has submitted the application for approval of Draft Layout with Housing Under Gated Community (With Compound wall) in Sy. No. 32/AA1, 115/A1/2, 115/A1/1, 115/AA, 115/A1/3, 115/A1/4, 115/A1/5, 119/A & 119/AA situated at Wadakpally ORRGC village, Ameenpur Mandal, Sangareddy District in an extent of area 11432.08 sq. mtrs vide reference 1st cited. The same was Technically Approved by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority under section 14 of Urban Area (Dev). Act 1975 and Section-19 of HMDA Act 2008 and forwarded to the under signed to release the Draft Layout with Housing Under Gated Community (With Compound wall) by collecting layout fees with the conditions laid down in letter vide reference 2nd cited above as follows:

1. The applicant shall not be permitted to sell the plots and area which is mortgaged in favour of M.C., HMDA i.e., from the Plot 16, 23, 35 (total 03 number of plots with Dwelling units) i.e. 375.89 Sq.mts.
2. plotted area i.e. 375.89 Sq. Mtrs in Plot Nos 16,23,35 (03 plots) of survey No. Sy. No. 32/AA1, 115/A1/2, 115/A1/1, 115/AA, 115/A1/3, 115/A1/4, 115/A1/5, 119/A & 119/AA situated at Wadakpally ORRGC village, Ameenpur Mandal Sangareddy District, Mortgaged in favour of The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, District Commercial Complex, Tarnaka, Hyderabad, Vide Document No. 2550 of 2025 Dt:06.02.2025.
3. This permission of developing the land shall not be used as proof of the title of the land.
4. 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.
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. 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.

7. 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 & overhead tank, assured water supply source, providing electrical supply lines along with street lights, transformer, avenue plantation, park development and rain water harvesting pits.

8. 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).

a. 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.

b. 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.

c. Undertake street lighting and electricity facilities including providing of transformers.

d. 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.

9. 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.

a. 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.

10. The layout applicant is directed to complete the above developmental works within a period of THREE (3) YEARS as per G.O.Ms.No.276 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.

11. 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.

12. 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.

13. 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.

14. The applicant shall solely be responsible for the development of Layout and in no way HMDA will take up development works.

15. The permission does not bar any public agency including HMDA to acquire the lands for any public purpose as per law.

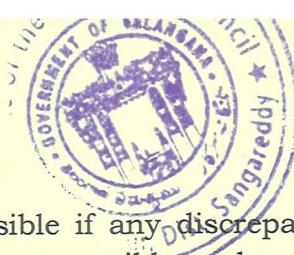
16. The applicant shall solely be responsible for the development of Layout and in no way HMDA will take up development works.

17. 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.

18. If there is any misrepresentation found in the file, the draft layout shall be cancelled without any notice.

19. 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.

20. The applicant shall form BT approach road before release of final layout from HMDA.



21. 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.
22. 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.
23. 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.
24. 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.
25. 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.
26. 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.
27. Any conditions laid by the Authority are applicable.

Therefore, in view of the above the same was placed before the Commissioner, Ameenpur Municipality for approval by collecting the Draft Layout with Housing Under Gated Community (With Compound wall) Fee of Rs. 18,18,450.00 (Rupees Eighteen Lakhs Eighteen Thousand Four Hundred and fifty only) as the applicant has paid 18, 18,18,450.00 through RTGS -HDFCR52025100769228557, dt. 07.10.2025. The same was approved by the Municipal commissioner, Ameenpur Municipality, vide reference 5th cited above.

Hence, the Technically Approved Draft Layout with Housing Under Gated Community (With Compound wall) by Metropolitan Commissioner, HMDA is herewith released duly collecting the Total Layout Fee of Rs. 18,18,450/- is hereby released subject to the above-mentioned conditions.

To,
M/s Challa constructions rep by
Sri. Chall Rathaiah & others,
H No. 14-1-171/3 Thulasi Nagar,
Allapur, Borabanda, Hyderabad.

for
COMMISSIONER
AMEENPUR MUNICIPALITY
for Ameenpur Municipality
13/10/2013