



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

Swarnajayanthi Commercial Complex, 4th floor
Ameerpet, Hyderabad – 500 038.

Letter No.014215/GHT/LT/U6/HMDA/23082018

Date:30-12-2021

To

The Municipal Commissioner,
Ghatkesar Municipality,
Ghatkesar Mandal,
Medchal-Malkajgiri District – 501 301.

Sir,

Sub:- HMDA – Planning Department - GTKR – Approval of Draft Layout (open Plotted) in Sy.Nos. 77, 78 & 79 situated at Kondapur Village, Ghatkesar Mandal, Medchal-Malkajgiri District to an extent of 57774.74 Sq.Mtrs – Approval Accorded - Reg.

Ref:- 1. Application of Sri. G. Joji Reddy and Others vide file No.

014215/GHT/LT/U6/HMDA/23082018, dt. 23.08.2018.

2. This office letter of even no dt. 10.09.2020 intimating DC.

3. Complaint letter dt. 08.10.2020 from Sri. P. Surender.

4. Hon'ble High court orders in W.P.No. 1898 of 2021.

5. This office letter of even no dt. 06.11.2021 proceedings issued.

6. Note orders of Metropolitan Commissioner HMDA on dt. 25.11.2021.

7. This office letter of even no dt. 26.11.2021 intimating revised DC.

8. Applicant letter dt. 30.11.2021 remitting DC amount and request for relinquish the earlier mortgage area.

9. This office letter of even no dt. 09.12.2021 to Sub-registrar, Ghatkesar.

10. Applicant letter dt. 24.12.2021 submitting Mortgage deed vide document no.

10091 of 2021, dt. 22.12.2021 registered SRO, Ghatkesar and submitting

Relinquishment of Mortgage deed vide document no. 10064 of 2021,

dt. 21.12.2021 and Submitting EC copies.

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Kind attention is invited to the subject and reference cited, Sri. G. Joji Reddy and Others has applied to HMDA for development of Draft Layout (Open Plotted) in Sy.Nos. 77, 78 & 79 situated at Kondapur Village, Ghatkesar Mandal, Medchal-Malkajgiri District to an extent of 57774.74 Sq.Mtrs has been scrutinized and approval accorded with conditions.

The applicant submitted Deed of Mortgage (Regular Mortgage) 15.00 % of Developed area i.e. Plot nos. 148 to 161 & 163 to 178 to an extent of 6006.73 Sq.Yrds (total 30 Plots) vide Registered document no 10091 of 2021, dt. 22.12.2021 registered at Sub Registrar, Ghatkesar, Ghatkesar Mandal, Medchal-Malkajgiri District and applicant has submitted NALA order vide proceeding no. 2000553263, dt. 15.01.2021 & Proceeding no. 2000553275, dt. 15.01.2021 issued by Tahsildar & Jt.Sub Registrar Officer, Ghatkesar, Medchal-Malkajgiri District.

The applicant has submitted the layout plan to an extent of and the same is hereby approved in Draft Layout Permit No.30/LO/PIe/HMDA/2021, Date:30.12-2021 and hereby communicated subject to the following conditions:

1. 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.
2. The applicant shall not be permitted to sale the plots and area which is mortgaged in favour of M.C., HMDA i.e., (Regular Mortgage) 15.00 % of Developed area i.e. Plot nos. 148 to 161 & 163 to 178 to an extent of 6006.73 Sq.Yrds (total 30 Plots) vide Registered document no 10091 of 2021, dt. 22.12.2021 registered at Sub Registrar, Ghatkesar, Ghatkesar Mandal, Medchal-Malkajgiri District and applicant has submitted NALA order vide proceeding no. 2000553263, dt. 15.01.2021 & Proceeding no. 2000553275, dt. 15.01.2021 issued by Tahsildar & Jt.Sub Registrar Officer, Ghatkesar, Medchal-Malkajgiri District.

3. 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.
4. This permission of developing the land shall not be used as proof of the title of the land.
5. The applicant shall solely be responsible for the development of layout and in no way HMDA will take up development works.
6. The Deed of Mortgage by conditions sale executed by the applicant in favour of HMDA is purely a measure to ensure compliance of the conditions of development of infrastructure by the applicant / developer and HMDA is no way accountable to the plot purchaser in the event of default by the applicant / developer.
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. 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. 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 up to the nearest existing public road.
 - c. 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.
 - d. Undertake street lighting and electricity facilities including providing of transformers.
 - e. 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.
 - f. 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.
 - g. Undertake greenery in the Scheme/ layout including avenue plantation, in public open spaces as per norms prescribed with a view to enhancing the environmental quality.
 - h. Construction of low height compound wall with Iron grill to the open spaces.
 - i. Provision of rain water harvesting pits.
 - j. The applicant shall hand over the land affected in Buffer area and NALA area as shown in layout plan at free of cost to the local body through Registered Gift Deed along with internal roads before release of final Layout.
9. 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.
10. 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.
11. The Commissioner / 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.

12. The Commissioner / 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 Commissioner.
13. The Commissioner / 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 inforce.
14. The permission does not bar any public agency including HMDA to acquire the lands for any public purpose as per law.
15. The applicant shall solely be responsible for the development of Layout and in no way HMDA will take up development works.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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:11-03-2012.
21. The applicant / developer should hand over the roads area: 17004.86 Sq.Mtrs (30.15%), open space / Park area to an extent of 4231.64 Sq.Mtrs (7.50%), Social Infrastructure area: 1410.76 Sq.Mtrs (2.50%) & Utility area: 517.44 Sq.Mtrs (0.92%), 100 Feet road widening area to an extent of 255.76 Sq.Yrds & Nala and Buffer area to an extent of 1393.38 Sq.Yrds to the Local Body at free of cost, by way of Registered Gift deed before release of the Final Layout plan from HMDA.
22. 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.
23. All roads should be opened for accessibility to the neighboring sites and the applicant shall not to construct any compound wall / fencing around the site.
24. The applicant shall form the existing 30'-0" wide road towards southern side with B.T. surface along with the internal development works.
25. Any conditions laid by the authority are applicable.
26. Shall make necessary arrangements for providing connectivity of its portable drinking water supply duly laying the necessary pipelines of the sized has prescribed to the main trunk / connecting pipe line under mission Bhagiratha or any other as approved by the relevant authorities such as HMWSSB / EnCPH / RWS department.
27. For all layouts less than 10 Acres in size, the developers shall put in place a mechanism for septage treatment in accordance Telangana State FSSM policy; further, the treated sewerage shall be connected to the existing public sewerage system up to point as specified.
28. In case of layout site more than 10 acres, 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 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.

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 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.
33. Shall provide the underground storm water drainage system.
34. All the foot paths shall be paved with tiles and any other such material.
35. Cycling tracks should be developed within the layout.
36. Transformer yard shall be provided in the area earmarked for utilities.
37. All the street light shall be provided with LED lighting.
38. 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.
39. 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.
40. The applicant shall develop the existing Nalas passing through the layout with standard specifications in CRS/ RCC walls, CC bed with cement flooring etc. and shall construct culverts with RCC slabs providing required vent at road crossings in irrigation standards duly taking the design and specifications from the irrigation Department for free flow of storm water and greenery in Buffer area along the Nalas before release of final layout along with other developments.
41. The applicant shall form WBM /BT road before release of final layout from HMDA.
42. The applicant shall develop 30m wide proposed master plan road as per the layout plan
43. The applicant shall submit confirmation letter from local body before release of plan from HMDA.
44. The layout approval is subject to outcome of O.S.No. 854 of 2020.
45. The applicant submitted NALA order vide proceeding no. 2000553263, dt. 15.01.2021 & Proceeding no. 2000553275, dt. 15.01.2021 issued by Tahsildar & Jt. Sub Registrar Officer, Ghatkesar, Medchal-Malkajgiri District.

Encl: Plans

Yours faithfully,
Sd/-
for Metropolitan Commissioner
Director Planning-1, HMDA.

Copy to:

1. Sri. G. Joji Reddy and Sri. G. Marreddy,
H.No. 16-3-15, Plot No. 351,
Vasanth Nagar, Near Hyder Nagar,
Kukatpally, Hyderabad – 500 085.
2. The Sub-registrar, Ghatkesar,
Medchal-Malkajgiri District.
2. The District Registrar, Medchal-Malkajgiri District.
3. The District Collector, Medchal-Malkajgiri District.
4. The Special Officer & Comp, Authority, Urban Land Ceiling,
3rd floor, Chandra Vihar Complex, M.J. Road, Hyderabad.

for information

// t.c.f.b.o //

Div Accounts Officer-1 (N), HMDA.