



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

District Commercial Complex, Administrative 'L' - Block,

Tarnaka, Hyderabad – 500 007.

Planning Department

Application No. **060028/GHT/LT/U6/HMDA/13032023**

Date : **01/05/2023**

Applicatoin Date: **13/03/2023**

To,

M/s INDO INFRA DEVELOPERS PVT LTD REP BY ITS MANAGING DIRECTOR
MALLEM SIVA GANESH BABU.

H. No. 3-11-133/1, 1st floor, Street No.2, RTC Colony, Near Kamineni
Hospital, Hyderabad, H. No. 3-11-133/1, 1st floor, Street No.2, RTC Colony,
Near Kamineni Hospital, Hyderabad, HYDERABAD, TELANGANA
Pin Code - 500074

Sir,

Sub: HMDA- Plg.Dept - Application for approval of **Residential, Draft Layout (Open Plotted)** in Survey No. **209p, 211p, and 212p** of **Tharamathipet** Village, **Abdullapurmet** Mandal, **Ranga Reddy** District to an extent of **43,190.64** Sq. Mt. - Intimation to pay development and other charges and action to fulfill the precedent conditions for processing the case further - Reg.

With reference to your application cited above, it is to inform that your proposal for approval of **Residential, Draft Layout (Open Plotted)** as mentioned in the subject cited in Survey No. **209p, 211p, and 212p** of **Tharamathipet** Village, **Abdullapurmet** Mandal, **Ranga Reddy** District to an extent of **43,190.64** Sq.mt. is under process as per provisions of Section 19 of HMDA Act, 2008 rules and regulations.

To process the application further ,the following charges to be remitted through seprate challan in favour of Metropolitan Commissioner, HMDA through online Payment System .To take further action in the matter for approval of yours **Residential, Draft Layout (Open Plotted)** .

The details of charges are as follows:

Development Charges for total site area @ Rs.80/- per sq.mts (43239.16 sq.mts)	:	34,59,133.00 `
Publication charges	:	5,000.00 `
Processing charges for Total Site Area @ Rs.10/- per sq.mts (43239.16 sq.mts)	:	4,32,392.00 `
Capitalization Charges @ 1.5 times of market value	:	53,52,399.00 `
Interest for development,capitalization charges. @ Rs.0/- per sq.mts (0 sq.mts)	:	14,73,680.00 `
Audit Inspection Charges @ Rs.0/- per sq.mts (0 sq.mts)	:	10,000.00 `
Road Impact Fee @ Rs.0/- per sq.mts (43239.16 sq.mts)	:	34,59,133.00 `

Total : **1,41,91,737.00 `**

Initial amount paid by applicant : **1,00,000.00 `**

Balance amount to be paid by applicant : **1,40,91,737.00 `**

(Rupees One Hundred Fourty Lacs Ninety One Thousand Seven Hundred Thirty Seven Only.)

You are requested to pay the above charge within one month i.e. before **01 June, 2023** and submit challan for further necessary action. Further, you are also requested to submit an undertakings in terms of G.O.M's No. 541 MA, dated 17-11-2000 as per the format enclosed.

General Conditions for Compliance:

1. The applicant should pay the DC, PC & other charges in favour of M.C, HMDA within 30 days from the date of intimation

2. Within 30 days, if amount is not paid by the applicant then penalty@10% will be charged.
3. Provision of independent sewerage disposal system and protected water supply system including OHT / Sumps and 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.
4. Submit Registered Mortgage Deed (ORIGINAL) via Registered Post with Acknowledgement to the undersigned Director, HMDA.
5. The applicant shall follow the conditions imposed by HMDA.
6. The applicant shall mortgage (15 %) of plotted area i.e 4656.75 Sq.mtrs plot no's: 26 to 30, 79 to 86, 117 to 124 through registered deed in favour of M.C. HMDA before release the draft Layout plan from HMDA.
7. The applicant shall additional mortgage 5% of plotted area for non submission of NALA conversion certificate, shall submit through registered deed in favour of MC, HMDA and the same shall be submitted to HMDA.
8. The applicant shall handover road affected area under proposed 30 mtrs road to an extent of 111.61Sq.mtrs to the local body through registered gift deed at free of cost before release of Draft Layout plans by HMDA and submit the confirmation letter from local body.
9. The applicant / developer should hand over the open space area, Social Infrastructure area, utilities area and roads area to the Local Body at free of cost, by way of Registered deed before release of the Final Layout plan from HMDA.
10. The applicant is not permitted to 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.
11. 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 issued against the applicant / developer, the approved draft Lay-out plans is withdrawn and cancelled without notice and action will taken as per Law.
12. If any dispute litigation arises in future, regarding the ownership of a land, site boundaries etc., the applicant shall be responsible for the settlement of the same, HMDA or its employees shall not be a party to any such dispute / litigation.
13. The applicant is the whole responsible if any discrepancy occurs in the ownership documents and ULC aspects and if any litigation occurs, the technically approved building plans may with-drawn without notice.
14. The HMDA reserve the right to cancel the permission, if it is found that the permission is obtained by false statement or misinterpretation or suppression of any material facts or rule.
15. The applicant shall comply the guidelines which are applicable for development of layout as per G.O. Ms. No. 33 MA dt. 24-01-2013 & G.O.Ms.No.168, MA, dt: 07.04.2012.
16. 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 and Construction of low height compound wall with ornamental grill to the open spaces and handing over the open spaces along with other Spaces at free of cost and through Registered Gift Deed to the local body.
17. The applicant shall construct the sufficient Harvesting Pits, Septic tank and Sump / OHT etc., as per standard specifications. Your compliance on the above should reach the undersigned within one month , failing which further action will be taken as per the extend of law.
18. Submit Registered Mortgage Deed (ORIGINAL) via Registered Post with Acknowledgement to the undersigned Director, HMDA.
19. The applicant / builder have to mortgage an additional area of 5% built up area / land as an additional security for allowing them for payment of development charges & capitalization charges in instalments.
20. The applicant / promoter / builder has to submit an undertaking on Rs. 100/- stamp paper for compliance of above conditions along with application of request for availing instalment system of payment of development charges & capitalization charges.
21. In case the applicant completes the project / development within the period of allowable instalments, he shall pay the total balance charges along with final layout application /Building application for release of Mortgage.
22. Within 30 days, if amount is not paid by the applicant then penalty@10% will be charged along with Interest for instalment payments.
23. In case cheque bounce of post-dated cheques, legal action shall be initiated as per law against the applicant.
24. If any applicant / promoter / builder fails to pay the instalments as per the schedule of post dated cheques, the amount paid till then shall be forfeited and the approval accorded for layout / building project is deemed to be cancelled and the applicant has to apply afresh.

Precedent Conditions for Compliance:

1. You are requested to obtain and produce the Certificate of Encumbrance on property one day prior to mortgage and one day after the mortgage from the Sub -Registrar, indicating that the area under mortgage is not sold to any other person and vests with the developers only.
2. The applicant shall handover the Layout roads area 13168.67Sq.mtrs (30.49%), Open space area 3474.22 Sq.mtrs (8.04%) Social infrastructure area 1083.69mtrs (2.51%)to the Local Body at free of cost, by way of registered gift deed before release of Final Layout plans by HMDA.
3. The Owner/Developers shall ensure the safety of construction workers.
4. The owner /Developer shall ensure a comprehensive insurance policy of construction workers for the duration of construction.
5. In large projects where it is proposed to temporarily house the construction workers on the site, proper hygienic temporary shelter with drinking water and sanitary measures shall be provided.
6. The Owner/Developers shall be responsible for the safety of construction workers.
7. If in case above said condition are not adhered HMDA/Local Authority can withdraw the said permission.
8. The HMWS and SB and A.P Transco not to provide the permanent connection till to produce the occupancy certificate from the Sanctioning Authority.

Additional/Other:

1. The applicant shall handed over the proposed 30mts road effected area 111.61sqmts through register gift deed with conformation letter from local body before release of Draft layout plan from HMDA .
2. 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 dept,.
3. 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.
4. 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.
5. 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.
6. A mechanism for segregation of garbage shall be put in place.
7. 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.
8. Shall provide the underground storm water drainage system.
9. All the foot paths shall be paved with tiles and any other such material.
10. Cycling tracks should be developed within the layout.
11. Transformer yard shall be provided in the area earmarked for utilities.
12. All the street light shall be provided with LED lighting.
13. 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/purchases.
14. 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 OC is issued.
15. The above conditions shall be complied by the layout owner/ developer before coming or final layout. Release of final layout/ release of mortgaged plots shall be considered only after compliance of all layout conditions.
16. The proposed site is earmarked for Peri-Urban Use Zone and the applicant shall follow the specific conditions as follows:
 - a) The ground coverage of the Residential building in the plot shall not exceed 25% of total plot area.
 - b) Maximum height allowed for Residential use is 15 Mtrs and below.
 - c) The owner/ developer shall specifically mention those condition while disposing the plots in this layout in the agreement sale and the sale deed, as the case may be.
 - d) The owner/ developer shall also mention the above conditions in the Pamphlet/ Brochure and the sign boards etc., for promoting this layout located in Peri-urban use zone

Your compliance on the above should reach the undersigned within one month i.e., **before 01 June, 2023 failing** which further action will be taken as per the extend of law.

This shall not be construed as approval of the proposal and permissions for development.

**PDC INFORMATION :
DEVELOPMENT, CAPITALIZATION CHARGES : -**

S.NO.	INSTALLMENTS	DUE DATE	AMOUNT IN RS	CHEQUE NO.	BANK NAME	BANK BRANCH
1	1	01/06/2023	₹ 3,775,978.00			
2	2	01/09/2023	₹ 3,438,586.00			
3	3	01/12/2023	₹ 3,438,586.00			
4	4	01/03/2024	₹ 3,438,586.00			

Note:

1. DC-PC charges to be paid ONLINE through DPMS using CREDIT CARD/ DEBIT CARD / NET BANKING.
2. FSID charges to be paid ONLINE through DPMS using CREDIT CARD/ DEBIT CARD / NET BANKING.
3. DO NOT MAKE PAYMENT TO GOVERNMENT TREASURY DIRECTLY. HMDA will remit the collected Environmental Impact Fee to Govt. Treasury.
4. Environment Impact Fee to be paid ONLINE through DPMS using CREDIT CARD/ DEBIT CARD / NET BANKING.

In case of RTGS payments, "ePayment Request Slip" to be used by taking it from DPMS. RTGS payments should not be DIRECTLY made to HMDA-IOB account.

Yours faithfully,

**For Metropolitan Commissioner, HMDA
Planning Officer**



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