



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

District Commercial Complex, Administrative 'L' - Block,

Tarnaka, Hyderabad – 500 007.

Planning Department

Application No. **054969/SMD/LT/U6/HMDA/02062022**

Date : **16/07/2022**

Applicatoin Date: **02/06/2022**

To,

BOYAPALLY SHASHIDHAR REDDY AND OTHERS
16-2-752/121/A, SBH COLONY, NEAR SHIVA GANGA THEATRE, SAIDABAD,
HYDERABAD., HYDERABAD, TELANGANA
Pin Code - 500059

Sir,

Sub: HMDA- Plg.Dept - Application for approval of **Residential, Draft Layout (Open Plotted)** in Survey No. **278/PART, 279/PART** of **Maheswaram** Village, **Maheswaram** Mandal, **Ranga Reddy** District to an extent of **26,241.30** 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. **278/PART, 279/PART** of **Maheswaram** Village, **Maheswaram** Mandal, **Ranga Reddy** District to an extent of **26,241.30** 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 x 1.5 times (26241.3 sq.mts)	:	31,48,956.00 `
Publication charges	:	5,000.00 `
Processing charges for Total Site Area @ Rs.10/- per sq.mts (26241.3 sq.mts)	:	2,62,413.00 `
Capitalization Charges @ 1.5 times of market value	:	45,19,296.00 `
Audit Inspection Charges @ Rs.0/- per sq.mts (0 sq.mts)	:	10,000.00 `
Road Impact Fee @ Rs.0/- per sq.mts (26241.3 sq.mts)	:	31,48,956.00 `

Total : **1,10,94,621.00 `**

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

Balance amount to be paid by applicant : **1,09,94,621.00 `**

(Rupees One Hundred Nine Lacs Ninety Four Thousand Six Hundred Twenty One Only.)

You are requested to pay the above charge within one month i.e. before **16 August, 2022** 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 shall pay the balance D.C, P.C and other charges within 30 days from date of intimation.
2. The applicant shall mortgage plot no(s): 1 to 6, 63 to 65, 67 to 76 to an extent of 2404.31 Sq.mts (15.43% of plotted area) as shown in submitted plan in favour of M.C., HMDA.
3. The 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.

4. If there is any misrepresentation is found in file, the draft layout shall be cancelled without any notice.
5. If there is any court case is pending with law, the applicant shall be responsible for settlement of the same and the proposal is subject to outcome of court orders if any.
6. 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.
7. The applicant/ developer is the whole responsible if any loss of human life or any damage occurs while undertaking the developments and have no rights to claim and HMDA and its employees shall not be held as a party to any such dispute/ litigations
8. 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 disputes / litigations.
9. If the land is declared as surplus / Government in future, the same shall vest in the Government and the layout proceeding automatically stands void.
10. Leveling 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 mtrs 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 runoff.
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;
15. Provision of independent sewerage disposal system and protected water supply system including OHT and sumps.
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. 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.
18. Construction of low height compound wall with iron grills 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.
19. If, the site is part of any open space / park area or public spaces of any other layouts, the layout approved shall be cancelled and withdrawn without any notice. Further the applicant shall not encroach the existing open spaces of approved final layout.
20. Within 30 days, if amount is not paid by the applicant then penalty@10% will be charged along with Interest.
21. The applicant shall handover Road affected area, Internal Roads, Park area, Social infra area and Utility area to the local body at free of cost through registered gift deed before approach of final layout.

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. Submit Registered Mortgage Deed (ORIGINAL) via Registered Post with Acknowledgement to the undersigned Director, HMDA.
3. The Owner/Developers shall ensure the safety of construction workers.
4. If in case above said condition are not adhered HMDA/Local Authority can withdraw the said permission.

Additional/Other:

1. 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.
2. For all layouts less than 10.0 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
3. In case of layout sites more than 10.0 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 Source 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/ purchasers
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 final layout is issued.
15. The applicant shall mention the above conditions in the mortgage deed scrupulously.
16. The applicant shall pay requisite fee if any errors found in fee calculations at later stages.

Your compliance on the above should reach the undersigned within one month i.e., **before 16 August, 2022 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.

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**