



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

District Commercial Complex, Administrative 'L' - Block,

Tarnaka, Hyderabad – 500 007.

Planning Department

Application No. **055997/SMD/LT/U6/HMDA/27072022**

Date : **10/10/2022**

Applicatoin Date: **27/07/2022**

To,

M/S ROHINI MINERALS PVT LTD REP BY ANAGANDULA TIRUPATHI REDDY
PLOT NO.59,GAFOOR NAGAR MADHAPUR, SERILINGAMPALLE, RANGAREDDY,
TELANGANA, HYDERABAD, TELANGANA
Pin Code - 500082

Sir,

Sub: HMDA- Plg.Dept - Application for approval of **Residential, Draft Layout (Open Plotted)** in Survey No. **85/P, 86, 87, 88, 89, 90, 91/P, 92/P & 93/P** of **Pulumamidi** Village, **Kandukur** Mandal, **Ranga Reddy** District to an extent of **60,999.73** 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. **85/P, 86, 87, 88, 89, 90, 91/P, 92/P & 93/P** of **Pulumamidi** Village, **Kandukur** Mandal, **Ranga Reddy** District to an extent of **60,999.73** 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 (60999.73 sq.mts)	:	48,79,978.00 `
Publication charges	:	5,000.00 `
Processing charges for Total Site Area @ Rs.10/- per sq.mts (60999.73 sq.mts)	:	6,09,997.00 `
Capitalization Charges @ 1.5 times of market value	:	71,34,592.00 `
Audit Inspection Charges @ Rs.0/- per sq.mts (0 sq.mts)	:	10,000.00 `
Road Impact Fee @ Rs.0/- per sq.mts (60999.73 sq.mts)	:	48,79,978.00 `
Total :		1,75,19,545.00 `
Initial amount paid by applicant	:	1,00,000.00 `

Balance amount to be paid by applicant	:	1,74,19,545.00 `
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(Rupees One Hundred Seventy Four Lacs Nineteen Thousand Five Hundred Fourty Five Only.)

You are requested to pay the above charge within one month i.e. before **10 November, 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 DC, PC and other charges
2. The applicant shall comply the conditions laid down in the G.O.Ms.No.168, dt.7-4-2012 and NBC.
3. the applicant has to construct the compound wall duly maintaining the proposed 30 Mtrs.
4. The applicant shall follow the conditions mentioned in Rc. No. 6537/MSB/CR/MDK/13, dt. 05.08.12

5. The applicant shall submit an undertaking in terms of G.O. Ms. No. 541 MA
6. The applicant shall mortgage plots 167 to 196 to an extent of 5720.91 Sq mts 15.10% of the plotted area as per G.O.Ms.No. 168 M.A, dt 07.04.2012
7. The applicant shall follow the conditions imposed by HMDA
8. 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.
9. The applicant/ developer is the whole responsible if any loss of human life or any damage occurs while constructing the building and after construction of building and have no rights to claim and HMDA and its employees shall not be held as a party to any such dispute/ litigations
10. 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 be with-drawn without any notice.
11. The applicant/ developer are the whole responsible if anything happens/ while constructing the building.
12. If any cases are pending in court of law with regard to the site U/R and have adverse orders, the permission granted shall deem to be withdrawn and cancelled.
13. The applicant shall provide the STP and septic tank as per standard specification.
14. Any conditions laid by the authority are applicable.
15. The applicant shall follow the fire service department norms as per act 1999
16. Submit Registered Mortgage Deed (ORIGINAL) via Registered Post with Acknowledgement to the undersigned Director, HMDA.
17. 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.
18. 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.
19. 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.
20. Within 30 days, if amount is not paid by the applicant then penalty@10% will be charged along with Interest for instalment payments.
21. In case cheque bounce of post-dated cheques, legal action shall be initiated as per law against the applicant.
22. 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 16083.40 Sq.mtr (26.37%), Open space area 5487.93 Sq.mtrs (9 %) Social infrastructure area 1552.55 Sq.mtr (2.55 %) to the Local Body before release of Final Layout plans by HMDA.
3. The Owner/Developers shall ensure the safety of construction workers.
4. 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.
5. The Owner/Developers shall be responsible for the safety of construction workers.
6. If in case above said condition are not adhered HMDA/Local Authority can withdraw the said permission.
7. The HMWS and SB and A.P Transco not to provide the permanent connection till to produce the occupancy certificate from the Sanctioning Authority.
8. The owner /Developer shall ensure a comprehensive insurance policy of construction workers for the duration of construction.

Additional/Other:

1. Shall make necessary arrangements for providing connectivity of its portable/drinking water supply duly laying the necessary pipe lines of the sized as prescribed to the main trunk/connecting pipe line 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 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 upto the point as specified.
3. In case of layout size 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 service 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 unity 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 footpaths towards the plot boundary duly leaving the entire foot paths 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 shall 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 ask 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 plant 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. Maximum height shall be 15 mtrs for residential use.
16. The owner/developer shall specifically mention these conditions while disposing the plots in this layout in the agreement of sale and the sale deed.
17. The applicant shall handover the road widening area of 3838.03 Sq mts to the local body at free of cost through registered gift deed before release of draft proceedings by HMDA.

Your compliance on the above should reach the undersigned within one month i.e., **before 10 November, 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**