OFFICE OF THE SHADNAGAR MUNICIPALITY

BuildNow

DRAFT LAYOUT LETTER

Application No: **001119/HMDA/00264/SWDL/SHZ/2025** Date: **04/09/2025**

To,
Sri GANDHAM CHANDRASHEKAR AND OTHERS,
H.No.18-165, RFTC colony, Farooqnagar, Rangareddy Dist,
Pincode: 509216.

Dear Sir/Madam,

Sub: **Shadnagar Municipality** - Town Planning Section - Layout Permission for Draft **Layout Open Plot** in Sy.Nos. **163, 163A/1, 163/A/1/1/1, 163/EE/1, 163/A/2 and 160/P** situated at **Shadnagar** Village, **Farooqnagar** Mandal, **Rangareddy** District, to an extent of **15446.97** Sq. Mt. belonging to **Sri GANDHAM CHANDRASHEKAR AND OTHERS** - Approval Accorded- Reg.

Ref: Your Layout Proposal in File No. **001119/HMDA/00264/SWDL/SHZ/2025**, dt: **15/05/2025**

It is to inform that, as per the reference 1st cited, you have applied for Draft Layout Permission to HMDA for the development of **Layout Open Plot** in Sy.Nos. **163, 163A/1, 163/A/1/1/1, 163/EE/1, 163/A/2 and 160/P** situated at **Shadnagar** Village, **Farooqnagar** Mandal, **Rangareddy** District, to an extent of **15446.97** Sq.Mt.

The above proposal has been examined by the HMDA under the provisions of section - 18,19 & 20 of HMDA Act 2008 and also in accordance with the Statutory Master Plan / Zonal Development plans along with existing G.Os, Rules and Regulations which are in force and permission is hereby accorded vide **001119/HMDA/00264/SWDL/SHZ/2025** dt. **04/09/2025**

You have paid all required Fees and charges to HMDA including Local Body Charges and executed **0.0** of mortgage in favor of the Metropolitan Commissioner, HMDA for Plot Nos. as per G.O.Ms.No.276 MA dt.02-07-2010 vide Doc No. **6358/2025, 6357/2025, 6359/2025**, Date: **14/08/2025**

The land analysis is as follows:

Area Covered Under	Proposed Area in Sq. Mtrs	Percentage (%)
Plotted Area	9739.83	63.05
Road Affected Area	1448.61	9.38
Organized Open Space / Park Area	1268.07	8.21

Amenities Area	0	0.0
Social Infrastructure Area	423.48	2.74
Road Area	3827.78	24.78
Utilities Area	187.81	1.22
Total Net Layout	15446.97	100.0

The Layout Permission is sanctioned subject to following Conditions:

General Conditions

1. The applicant shall not be permitted to sale the plots/Villas which are mortgaged in favour of M.C., HMDA i.e., from the Plot/ Villa Nos (total number of plots)
2. 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.
3. This permission of developing the land shall not be used as proof of the title of the land.
4. The area covered by roads, open spaces, Social Infrastructure & utilities area of the layout shall taken over by way of Registered Gift deed at free of cost, before release of final layout.
5. The applicant / layout owner / developer are hereby permitted to sell the Plots/Villas other than mortgaged plots which are mortgaged in favour of Metropolitan Commissioner, HMDA.
6. The applicant shall construct all the Villas including mortgaged villas in all the aspects before release of Final Layout.
7. All roads should be opened for accessibility to the neighbouring sites and the applicant shall not to construct any compound wall/fencing around the site.
8. 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 and Municipalities act, 2019.
9. 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.
10. 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).
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 run-off.
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 including providing of transformers.
15. 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.
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. 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.
18. The layout applicant is directed to complete the above developmental works within a period of THREE (3) YEARS as per rules 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.
19. 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.
20. The applicant 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.;
21. 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 up-to the point as specified;
22. 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.
23. 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.
24. 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;
25. A mechanism for Source segregation of garbage shall be put in place;
26. 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.
27. Shall provide the underground storm water drainage system.
28. All the foot paths shall be paved with tiles and any other such material.
29. Cycling tracks should be developed within the layout;
30. Transformer yard shall be provided in the area earmarked for utilities.

31. All the street light shall be provided with LED lighting.
32. 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;
33. 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.
34. The applicant shall register the project in TG-RERA if applicable.

Other Conditions

1. The Local Body / Municipality / Municipal Corporation 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 Municipality / Municipal Corporation.
2. The applicant shall solely be responsible for the development of layout with housing and in no way HMDA will take up development works.
3. The permission does not bar any public agency including HMDA to acquire the lands for any public purpose as per law.
4. 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.
5. If there is any court case pending, the applicant / developer shall be responsible for settlement of the same and the proposal is subject to outcome of court orders.
6. If there are any court orders against the applicant / developer, the approved draft Layout will be withdrawn and cancelled without notice.
7. 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.
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 dispute / litigations.
9. 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.
10. If it is observed that, the permission is obtained by Misrepresentation or suppression of facts, the permission shall be revoked under section 22 of HMDA Act, 2008.
11. The applicant shall comply the conditions mentioned in G.O.Ms.No.288 MA dt.03.04.2008, G.O.Ms.No.287 MA dt.03.04.2008, G.O.Ms.No.33 MA dt.24.01.2013 and G.O.Ms.No.276 MA dt.02.07.2010.
12. 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 neighboring lands, all the internal roads shall be opened for accessibility to the neighbouring sites.

13. Any conditions laid by the Authority are applicable.
14. The applicant shall handover the Layout roads area, Open space area, Social infrastructure area to the Local Body before release of Final Layout plans by HMDA.
15. **0.0** of plotted area mortgaged i.e. Sq.mtrs in plot / Villa nos. (total number of plots) Mortgaged in favour of The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, District Commercial Complex, Tarnaka, Hyderabad, Vide Document No **6358/2025, 6357/2025, 6359/2025**, dt **14/08/2025**

Additional Conditions:

1. 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.
2. 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.
3. 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.
4. 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.
5. The applicant shall solely be responsible for the development of layout and in no way HMDA will take up development works.
6. The permission does not bar any public agency including HMDA to acquire the lands for any public purpose as per law.
7. The applicant shall solely be responsible for the development of Layout and in no way HMDA will take up development works.
8. 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.
9. If there is any misrepresentation found in the file, the draft layout shall be cancelled without any notice.
10. 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.

11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. Applicant has handed over road affected area to an extent of 1448.61 Sq.mts through gift deed no. 10188/2025 Dt: 29.08.2025
19. The applicant shall handover the Layout roads area .3827.78 Sq.mtrs (24.78%), Open space area 1268.07 Sq.mtrs (8.21%) Social infrastructure area 423.48 SQ.mtrs (2.74%)to the Local Body at free of cost, by way of registered gift deed before release of Final Layout plans by HMDA.
20. 15.24 % of regular mortgage plotted area i.e. (40 to 49) an extent of 1483.93 Sq. Mtrs Mortgaged in favour of Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Vide Document No. 6358/2025 dt: 14.08.2025
21. 5.72 % of regular mortgage plotted area i.e. (50 to 53) an extent of 557.4 Sq. Mtrs Mortgaged in favour of Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Vide Document No. 6357/2025 dt: 14.08.2025
22. 5.72 % of regular mortgage plotted area i.e. (54 to 57) an extent of 557.4 Sq. Mtrs Mortgaged in favour of Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Vide Document No. 6359/2025 dt: 14.08.2025
23. Any conditions laid by the Authority are applicable.

24. The owner/builder shall make registration of real estate projects with Telangana state real estate Regulatory authority (TSRERA) where the area of land is proposed to be developed is more than 500 sq mts or no .of Apartments proposed to be developed are more than 8 as required under section 3 of RERA ACT 2016. As per letter no363/2021/TSRERA, Dt:25/06/2021.

Yours Faithfully

Designation: Municipal Commissioner / Panchayat Secretary
Shadnagar Municipality
04/09/2025 13:08:39

Copy to:

1. The Metropolitan Commissioner, HMDA.
2. The Sub- Registrar, SRO, Rangareddy District.
3. The District Registrar, Rangareddy District.
4. The Collector, Rangareddy District.
5. The Special Officer & Comp. Authority, Urban Land Ceilings, 3rd Floor, Chandra Vihar Complex, M.J.Road, Hyderabad. - for information.

NOTE: This is computer generated letter, doesn't require any manual signatures