



**HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY**  
Swarnajayanthi Commercial Complex, 4<sup>th</sup> Floor  
Ameerpet, Hyderabad -500038.

**PLANNING DEPARTMENT**

**Proc.No.046698/ZOC/LT/U6/HMDA/29062021**

**Dt:18.10.2023**

To  
The Executive Authority  
Pati Gram Panchayat,  
Patancheruvu Mandal  
Sanagreddy District

Sir,

Sub: HMDA – Plg. Dept. – Approval of Draft Residential layout with Housing under Gated community in Sy. Nos 301, 302, 303, 365, 392, 393, of Patighanpur Village, Patancheru Mandal, Sanga Reddy Dist, to an extent of 54484.58 Sq.mtrs – Approval Accorded – Reg.

- Ref:-
1. Online DPMS File No. 046698/ZOC/LT/U6/HMDA/29062021
  2. Note Orders of Metropolitan Commissioner, HMDA Dt. 12.11.2021
  3. G.O Ms. No. 108, MA, dt. 08.07.2020
  4. G.O.Ms. No. 56 Dt 31.03.2021
  5. This Office Lr No. **046698/ZOC/LT/U6/HMDA/29062021** Dt. 17.11.2021
  6. Representation of M/s.Hallmark Hampton Projects Dt.11.09.2023 & 12.09.2023 paid DC charges and submitted other relevant documents.
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- 1) The proposal submitted by M/s.Hallmark Hampton Projects for approval of Draft Residential layout with Housing under Gated community in Sy. Nos 301, 302, 303, 365, 392, 393, of Patighanpur Village, Patancheru Mandal, Sanga Reddy Dist, to an extent of 54484.58 Sq.mtrs has been scrutinized and approval accorded.
- 2) The followings fee and charges have been paid to HMDA

Descriptions	Payable Amount in Rs.	Paid Amount in Rs.	Challan No. & Date
1 <sup>st</sup> Instalment of Development & Other charges	6637115.00	6637115.00	Through RTGS Dt 08.08.2023
2 <sup>nd</sup> Instalment of Development & Other charges	6637115.00	6637115.00	Through RTGS Dt 08.08.2023
3 <sup>rd</sup> Instalment of Development & Other charges	6637115.00	6637115.00	Through RTGS Dt 08.08.2023
4 <sup>th</sup> Instalment of Development & Other charges	6637115.00	6637115.00	Through RTGS Dt 08.08.2023
1 <sup>st</sup> Installment of City Level Impact Fees	641303.00	641303.00	Through RTGS Dt 10.08.2023
2 <sup>nd</sup> Instalment of City Level Impact Fees	641303.00	641303.00	Through RTGS Dt 10.08.2023
3 <sup>rd</sup> instalment of City Level Impact Fees	641303.00	641303.00	Through RTGS Dt 10.08.2023
4 <sup>th</sup> 1 <sup>st</sup> Instalment of City Level Impact Fees	641303.00	641303.00	Through RTGS Dt 10.08.2023
5 <sup>th</sup> 1 <sup>st</sup> Instalment of City Level Impact Fees	641303.00	641303.00	Through RTGS Dt 10.08.2023
6 <sup>th</sup> 1 <sup>st</sup> Instalment of City Level Impact Fees	641303.00	641303.00	Through RTGS Dt 10.08.2023
Interest on City Level Impact Fees 1 <sup>st</sup> instalment	105420.00	105420.00	Through RTGS Dt 10.08.2023
Interest on City Level Impact Fees 2 <sup>nd</sup> instalment	78890.00	78890.00	Through RTGS Dt 23.08.2023
Interest on City Level Impact Fees 3 <sup>rd</sup> instalment	46561.00	46561.00	Through RTGS Dt 23.08.2023
Interest on City Level Impact Fees 4 <sup>th</sup> instalment	14759.00	14759.00	Through RTGS Dt 23.08.2023
Interest on Development	1091033	1091033	Through RTGS

charges on 1 <sup>st</sup> instalment			Dt 23.08.2023
Interest on Development charges on 2 <sup>nd</sup> instalment	816457	816457	Through RTGS Dt 23.08.2023
Interest on Development charges on 3 <sup>rd</sup> instalment	481873	481873	Through RTGS Dt 23.08.2023
Interest on Development charges on 4 <sup>th</sup> instalment	152745	152745	Through RTGS Dt 23.08.2023
Development Deferment Charges	61,02,273	61,02,273	Through RTGS Dt 23.08.2023
Environment Impact Fee	5306931	5306931	6301628149 Dt. 11.08.2023
Environment Impact Fee	873827	873827	6302144686 Dt. 30.08.2023
Development Deferment charge	1003114	1003114	Through RTGS Dt 23.08.2023
Intrest Amount	5000	5000	Challan No. 1732 Dt 10.10.2023

- 3) The applicant has mortgaged the 5% of regular mortgage area in an extent of 1816.069 Sq Mtrs i.e Plot No/Villa No. 9, 22, 23, 92, 93, 106, 118, 138 and 157 vide Document No. 14861/2023 date.29.08.2023 at joint Sub-Registrar Patanchervu, Sangareedy District in favour of MC HMDA.
- 4) The applicant has submitted the layout plan in an extent of 54484.58 Sq.mtrs and the same is hereby approved in **Draft Layout Permit No.34/LO/Plg/HMDA/2023**, **Date:18-10-2023** and hereby communicated subject to the following conditions:
- 5) 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.
- 6) The applicant shall not be permitted to sale the Villas which is mortgaged in favour of M.C., HMDA i.e., Villa No. Plot No/Villa No. 9, 22, 23, 92, 93, 106, 118, 138 and 157 in an extent of 1816.069 Sq Mtrs.
- 7) That the draft layout with housing project now issued does not exempt the lands under reference from purview of Urban Land Ceiling Act, 1976 / A.P. Agricultural Land Ceiling Act, 1973.
- 8) This permission of developing the land shall not be used as proof of the title of the land.
- 9) The applicant shall solely be responsible for the development of layout and in no way HMDA will take up development works.
- 10)The Agreement of 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.
- 11)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.
- 12)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) To construct the buildings as per plans approved by HMDA
- 13) The layout applicant is directed to complete the above developmental works within a period of **(3) YEARS** from the date of issue of permission letter as per latest amendment of Building rules 2012 vide G.O.Ms.No. 201 Dt. 16.11.2020 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.
- 14) The applicant shall follow the conditions mentioned issued by State Level Environmental Impact Assessment Authority (SEIAA) vide file No. SIA/TG/MIS/238532/2021 Dt 20.01.2022.
- 15) The applicant has submitted Gift Deed for peripheral road in an extent of 1845.98 Sq Yds or 1543.48 Sq. Mtrs or vide Document No. 14862/2023 Dt 29.08.2023.
- 16) The applicant has submitted Gift Deed for road affected area in Master Plan Road in an extent of 196.02 Sq. Yds or 163.89 Sq Mtrs vide Document No. 14863/2023 Dt 29.08.2023
- 17) 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.
- 18) 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.
- 19) 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.
- 20) The 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.
- 21) The permission does not bar any public agency including HMDA to acquire the lands for any public purpose as per law.
- 22) The applicant shall solely be responsible for the development of Layout and in no way HMDA will take up development works.
- 23) 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.

- 24) 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 is withdrawn and cancelled without notice and the proposal is subject to outcome of court orders if any.
- 25) The Layout development work shall 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.
- 26) 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 (under H.T lines not to provide and compound wall as per the electricity board norms and to provide Greenery under H.T line.
- 27) 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.
- 28) The applicant shall comply the conditions mentioned in G.O.Ms.No.168 MA dt:07.04.2012 and G.O.Ms.No.288 MA dt:03.04.2008 and G.O.Ms.No.245 MA dt.30.06.2012 and G.O.Ms.No.526 MA dt.31.07.2008 and its installments.
- 29) The applicant shall develop Amenities before releasing of the final layout.
- 30) 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.
- 31) 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.
- 32) The applicant / developer are the whole responsible if anything happens while developments of Layout with housing development and construction of buildings and after in the said layout with housing plans action will be taken as per law.
- 33) In case the applicant completes the project /development before the period of allowable installments, he shall pay the total balance charges along with final layout application / application for release of mortgage.
- 34) Any conditions laid by the authority are applicable.

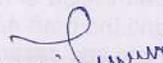
**Yours faithfully,  
Sd/-  
for Metropolitan Commissioner  
Planning Officer (DYR)**

**Copy to:**

1. M/s.Hallmark Hampton Projects,  
HIG-II Alkapoor Township  
Neknapur (V) Gandipet (M) R.R. DistrictSd
2. The Joint Sub-Registrar, Patanchervu  
Sangareddy.
3. The District Registrar, Sangareddy District.
4. The Spl.Officer & Comp. Authority, Urban Land Ceilings,  
3<sup>rd</sup> floor, Chandra Vihar Complex, M.J.Road, Hyderabad.
5. The Collector, Sangareddy District.
6. The Vice-Chairman & Managing Director H.M.W.S&S.B, Khairtabad,  
**HYDERABAD**
7. The Chairman & Managing Director, Central Power Distribution Company Ltd.,  
Mind Compound, Back side of Secretariat, Hyderabad

for information

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

  
**Divisional Account Officer (NR)**