

**HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY**

Swarna Jayanthi Complex, 4th floor, West Wing
Ameerpet, Hyderabad – 500 038.

PLANNING DEPARTMENT**Proceedings No.01/Plg/Township/2022****Dated: 27-09-2022**

To

Aurobindo Tattva Township Developers LLP.

Sy.No.66 part, 67part, Miyapur,

Hyderabad-500049.

Sir,

Sub:- HMDA- Plg.Dept., - Approval of "Integrated Township" in Sy.No.120, 121, 123, 124, & 125 of Peddakanjarla Village, Patancheru Mandal, Sangareddy District, applied by Aurobindo Tattva Township Developers LLP. in an extent of Township Ac. 95.09 (in phase-I out of Total Township extent of Ac. 460)- Approval Accorded - Reg.

- Ref: 1. G.O.Ms. No. 189, MA dated 03-11-2020
2. Application submitted by Aurobindo Tattva Township Developers LLP Dt.21.12.2021 .
3.T/o. Lr.Roc.No. 01/Plg/Township/2022 dated 31-05-2021
4. Public Notice dated 14-06-2022
5. Application submitted by Aurobindo Tattva Township Developers LLP dated 03-08-2022
6. Note orders of Metropolitan Commissioner, HMDA dated 24-08-2022
7. This office Lr.No.01/Plg/Township/2022 Dt. 24.08.2022 addressed to the applicant for payment of DC, PC & Other charges
8. This office Lr.No.01/Plg/Township/2022 Dt. 08.09.2022 addressed to the applicant for payment of Local Body Charges
9. Application of M/s. Aurobindo Tattva Township Developers LLP Dt. 12.09.2022 & 22.09.2022.
10. Application of M/s. Aurobindo Tattva Township Developers LLP submitting Mortgaged Deed Nos. 33044/2022, 33046/2022, 33045/2022, 33047/2022, 33048/2022, 33049/2022 Dt. 24.09.2022

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1. The proposal submitted by M/s. Aurobindo Tattva Township Developers LLP for approval of "Integrated Township" in Sy.No.120, 121, 123, 124, & 125 of Peddakanjarla Village, Patancheru Mandal, Sangareddy District in an extent of Ac. 95.09 (in Phase-I out of total Township Area of Ac. 460) has been examined as per the Township Policy Rules issued by the Government in GO.Ms.No.189 MA dt.03.11.2020, statutory Master Plan , Zoning Regulations, building rules and regulations in force and approved the same in Township Layout Permit No. **35/LO/PLG/HMDA/2022 dt. 27.09.2022.**

2. The details of the proposed Township:**(1) Areas earmarked for various uses in the Township.**

1	Site Area	Ac 95.09 (In Phase-I out of total extent of Ac 460)
2.	Nala Area	Ac. 0.82
3.	Net Site Area	Ac 94.27

4.	Parks, gardens and play grounds including Nala Buffer	9.95 Ac (10.56%)
5.	Roads	23.19 Ac (24.60%)
6.	Net Site Area	61.13 Ac (64.84%)
7.	Residential area including LIG	43.13 Ac
8.	Work Centre	Ac 18
9.	No of EWS & LIG Units	120 units

(2) Land reserved for school, Market and other Services as detailed below (as part of Work Centre).

S.No	Work Centres / Amenities	Area in Acres
1.	School	4-00
2.	Sports complex	6-00
3.	Market	1-00
4.	Resort & retreat	3-00
5.	Office space	3-00
6.	Services	1-00

(3) Land Use Analysis

S.No.	Details	Area in Sq.mts	Area in Sft	Area in Acers	%
02	Green Area	38,983.57	4,19,619.15	9.63	10.22%
03	Nala 01 buffer area	1,300.34	13,996.86	0.32	0.34%
04	Area of villa plots	1,59,606.96	17,18,009.32	39.44	41.83%
05	Club house land area	7,944.17	85,511.07	1.96	2.08%
06	Services land area	1,883.33	20,272.17	0.47	0.49%
07	Area for work centre	72,862.23	7,84,289.09	18.00	19.10%
08	Area for LIG	5,083.71	54,721.05	1.26	1.33%
09	Road area	93,851.11	10,10,213.37	23.19	24.60%
	TOTAL AREA	3,81,515.43	41,06,632.08	94.27	100.00%

(4) Details of Proposed Buildings:

1. Residential villas -953 Nos (Ground + 2 uppers floor each)
2. LIG Units -120 Units in three Blocks with Stilt + 5 upper floors in each Block.
3. Work Centre /Office – Cellar+Ground + 3 upper floors in 3 Ac.

(5) Fee and Charges paid by the applicant.

S.No	Details	Amount paid
1.	Towards DC, PC & Others charges to HMDA	10,00,00,000.00
2.	Towards DC, PC & Others charges to HMDA	2,37,39,131.00
	Total	12,37,39,131.00
3.	FSID Charges	3901.00

4.	Environmental Impact Fees (Govt. Treasury Challan No. 6201924780 Dt. 07.09.2022)	78,21,596.00
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(6) Local Body (Peddakanjarla G.P) Charges paid by the applicant:

S.No	Details	Amount paid
1.	Permit Fee and Development Charges	1,40,45,941.00

3. The applicant has submitted the following mortgage deeds.

1. 5% Mortgage in respect of 953 villas as per as per G.O.Ms.No.276 MA dt.02-07-2010. The applicant has submitted Deed of Mortgage executed in favour of the Metropolitan Commissioner, HMDA for Villa No.35, 46, 58, 114, 121, 177, 216, 229, 230, 231, 232, 233, 234, 239, 265, 266, 284, 296, 301, 307, 352, 364, 369, 370, 444, 456, 462, 512, 524, 529, 530, 535, 604, 613, 625, 656, 699, 700, 709, 728, 794, 795, 796, 797, 800, 809, 821, 833 in an extent of 9548 Sq Yds with Built up area 1,20,000 Sft vide Doc no 33048/2022, Date: 24/9/2022.
 2. 10% Mortgage in respect of office building/Work centre, the applicant has submitted Deed of Mortgage executed in favour of the Metropolitan Commissioner, HMDA i.e First Floor to an extent of 931.22 Sq Mtrs with Built up area 10,024 Sft vide Doc no 33045/2022, Date: 24/9/2022.
 3. 10% Mortgage in respect of LIG Blocks. The applicant has submitted Deed of Mortgage executed in favour of the Metropolitan Commissioner, HMDA i.e First Floor in Tower I & First Floor in Tower II to an extent of 686.28 Sq Mtrs with Built up area 7388 Sft vide Doc no 33044/2022, Date: 24/9/2022.
 4. The applicant has submitted Deed of Mortgage executed in favour of the Metropolitan Commissioner, HMDA for Villa No.87, 88, 89, 90, 91, 102, 103, 148, 149, 160, 215, 228, 331, 332, 334, 371, 379, 380, 398, 410, 415, 416, 424, 425, 426, 463, 464, 465, 466,467, 493, 494, 561, 562, 679, 680, 681, 682,683, 721, 756, 778, 798, 799, 822, 823, 824, 825 in an extent of 9582 Sq Yds with Built up area 1,20,000 Sft vide Doc no 33049/2022, Date: 24/9/2022 towards Nala.
 5. The applicant has submitted Deed of Mortgage executed in favour of the Metropolitan Commissioner, HMDA i.e Second Floor to an extent of 472.17 Sq Mtrs with Built up area 5083 Sft vide Doc no 33047/2022, Date: 24/9/2022 towards Nala.
 6. The applicant has submitted Deed of Mortgage executed in favour of the Metropolitan Commissioner, HMDA i.e First Floor of Tower III to an extent of 343.14 Sq Mtrs with Built up area 3694 Sft vide Doc no 33046/2022, Date: 24/9/2022 towards Nala.
- 4. The above proposal is approved subject to following Conditions:**
- I. The applicant shall comply with Integrated Township Policy Rules 2020 issued by the Government in G.O.Ms.No. 189 M.A., Dt.03.11.2020.
 - II. The applicant shall submit the detail plans of School, Sports Complex, Market, Resort/Retreat (which are proposed as part of work center) within 6 months. Proposal for any further Phases will not be considered on the account of failure to comply with this.
 - III. Occupancy Certificate to the residential project and release of mortgaged plots/ houses will not be given till the proportionate area of the work center is developed along with the residential area.

- IV. The applicant shall not be permitted to sale the units and area which are mortgag-
favour of M.C., HMDA i.e., (i)the Villa No.35, 46, 58, 114, 121, 177, 216, 229, 230, 232, 233, 234, 239, 265, 266, 284, 296, 301, 307, 352, 364, 369, 370, 444, 456, 462, 51, 524, 529, 530, 535, 604, 613, 625, 656, 699, 700, 709, 728, 794, 795, 796, 797, 800, 809, 821, 833 in an extent of 9548 Sq Yds with Built up area 1,20,000 Sft as per G.O.Ms.No.276 MA dt.02-07-2010 vide Doc no 33048/2022, Date: 24/9/2022 Villa No. 87, 88, 89, 90, 91, 102, 103, 148, 149, 160, 215, 228, 331, 332, 334, 371, 379, 380, 398, 410, 415, 416, 424, 425, 426, 463, 464, 465, 466,467, 493, 494, 561, 562, 679, 680, 681, 682,683, 721, 756, 778, 798, 799, 822, 823, 824, 825 in an extent of 9582 Sq Yds with Built up area 1,20,000 Sft towards NALA vide Doc no 33049/2022, Date: 24/9/2022. First Floor to an extent of 931.22 Sq Mtrs with Built up area 10,024 Sft vide Doc no 33045/2022, Date: 24/9/2022. First Floor in Tower I & First Floor in Tower II to an extent of 686.28 Sq Mtrs with Built up area 7388 Sft vide Doc no 33044/2022, Date: 24/9/2022. Second Floor to an extent of 472.17 Sq Mtrs with Built up area 5083 Sft vide Doc no 33047/2022, Date: 24/9/2022 towards Nala. First Floor of Tower III to an extent of 343.14 Sq Mtrs with Built up area 3694 Sft vide Doc no 33046/2022, Date: 24/9/2022

5. **Provision of infrastructure facilities :**

All the onsite infrastructure i.e., roads including Master Plan Roads, approach road, street lights, water supply and drainage system shall be provided and maintained in future by the applicant till urban local body is constituted for such area as per prescribed procedure and the applicant shall also carry out development of amenities if any designated in the Master Plan in accordance with the prevailing Rules.

- (1) **Roads:-** All roads shall be required width and with the main carriageway either black topped or cement and other features like storm water drains, public utility lines, footpaths, medians wherever required, rain water harvesting structures, kerbs, street lights etc., shall be developed as per standards and approved specifications. Facilities such as storm water drains, all cabling, public utility lines will necessarily be underground within the township.
- (2) **Water Supply:-** The developer shall be required to develop the source for drinking water (excluding ground water source) or secure firm commitment from Hyderabad Metro Water Supply & Sewerage Board / any concerned authority for meeting the daily water requirement of water of minimum 140 liters per capita per day (or as prescribed by the authorities from time to time) exclusive of requirement of water for fire fighting and gardening. The storage capacity of the same shall be atleast 1.5 times of the actual required quantity as determined by expected population (resident and floating) and other uses. The applicant would be required to develop proper internal distribution and maintenance systems and shall specially undertake rain water harvesting, ground water recharging and waste water recycling projects within the Township.
- (3) **Solid Waste and Liquid Waste Management:** The township shall be based on Zero ("0") discharge concept so far as waste (whether solid or liquid) management is concerned. The developer shall make suitable and environment friendly arrangements for the disposal and Treatment of sewage and solid waste as per guidelines as prescribed. The developer shall undertake recycling water for gardening.The developer may develop eco-friendly, garbage disposal system by adopting the recycling and bio-degradation system. It is mandatory that no liquid waste goes out. Likewise, the compost from solid waste is to be used in the township and the non bio-degradable should be tied up with an agency which will take it out and dispose off in a scientific manner under approval from the Pollution Control Board / Local Urban Development Authority.
- (4) **Power:-** The developer shall ensure continuous and quality power supply to Township area. The developer may draw the power from any existing supply system or may go in for arrangement of captive power generation with the approval

from concerned authority. If power is drawn from any existing supply system, the applicant shall before commencement of development, procure affirm commitment of power for the entire township from the Telangana State Southern Power Distribution Company Limited (TSSPDCL).

The developer is encouraged to provide rooftop based solar /wind /hybrid based renewable energy which will be adjusted for on a net metering basis.

- (5) **Environment:-** The entire township shall be Energy Conservation Building Code (ECBC) / Indian Green Building Council (IGBC) compliant and all non-residential buildings therein shall comply with ECBC/IGBC norms and all residential buildings shall have cool-roofs. The development contemplated in the integrated township shall not cause damage to ecology in any manner. In no case it shall involve topographical changes, changes in alignment and cross section of existing watercourse if any in the Project area or adjacent to the Project area. The applicant shall comply with the conditions imposed by the SEIAA in their EC clearance granted vide EC Identification No. EC22B039TG168243 (File No.SIA/TG/MIS/78390/2022) Dt.27.09.2022

The developer shall develop the open uses designated in the Township with proper landscaping, tree plantation.

- (6) **External or Trunk infrastructure facilities** like Power, Water supply, Drainage etc., shall be done by the developer at his own cost. The trunk infrastructure shall include, but not limited to, Roads, Water supply, Power through adequate capacity sub-station, sewage network, drainage network, solid waste disposal facility etc.
- (7) **Civic Maintenance:-** The developer shall maintain all the internal facilities. The developer would be entitled to create corpus fund / collect maintenance charges.
6. The applicant shall comply with the conditions imposed by the SEIAA in their EC clearance granted vide EC Identification No. EC22B039TG168243 (File No.SIA/TG/MIS/78390/2022) Dt.27.09.2022
7. That approval given by HMDA does not exempt the lands from purview of Urban Land Ceiling Act, 1976. Agricultural Land Ceiling Act, 1973.
8. This permission shall not be used as proof of the title of the land.
9. The developer is hereby permitted to sell the Plots/ Units other than mortgaged plots/ units which are mortgaged in favour of Metropolitan Commissioner, HMDA.
10. In case developer fails to develop the Township project 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 necessary action against the developer as per the provisions of HMDA Act, 2008.
11. Provision of rain water harvesting pits per Acre minimum four numbers.
12. The Developer is directed to complete the above developmental works within a period of Five (5) YEARS as per Township Policy 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.
13. The Developer shall display a board at a prominent place in the above site showing the Township layout pattern with permit and with full details of the layout specifications and conditions to facilitate the public in the matter.

14. The Developer shall solely be responsible for development of Township and in no way HMDA will take up development works.
15. The permission does not bar any public agency including HMDA to acquire the lands for any public purpose as per law.
16. 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 easement rights.
17. If there is any misrepresentation of facts are found at a later date, the approval will be cancelled without any notice.
18. If there is any court case pending, the applicant / developer shall be responsible for settlement of the same.
19. If any disputes / litigation arises in future, regarding the ownership of a land, schedule of boundaries etc., the applicant is solely responsible for the settlement of the same, HMDA or its employees shall not be a party to any such dispute / litigations.
20. If the land is declared as surplus / Government in future, the same shall vest in the Government and the approvals given automatically stands void. The charges already remitted to HMDA shall stand forfeited and the applicant cannot claim for refund of the same
21. If 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.

Encl: Approved Plans

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

Copy to:


The Panchayat Secretary, Peddakanjerla Gram Panchayat Patanchervu (M) Sangareddy District along with approved plans.

C.C. to: The District Registrar, Sanagreddy District – for information.

C.C. to The Vice-Chairman & Managing Director H.M.W.S&S.B, Khairtabad, Hyderabad.

C.C. to The Chairman & Managing Director, Central Power Distribution Company Ltd., Mint Compound, Back side of Secretariat, HYDERABAD.

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


Divisional Accounts Officer (SJ)
Planning