

CIRCULAR NO. 1/PIg/HMDA/2019

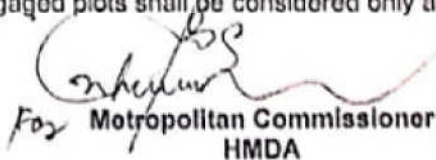
Dt 14.03.2019

Sub:- HMDA – Planning Department – Approval of layouts – Additional conditions to be insisted while approving draft layouts in the HMDA area – Orders issued – Reg.

To ensure better infrastructure facilities in layouts (either in layouts with open plots and in layout with Houses) which are coming up in HMDA limits, following additional conditions shall be insisted while approving any draft layout.

- a) 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.;
- b) 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;
- c) 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.
- d) 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.
- e) 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;
- f) A mechanism for Source segregation of garbage shall be put in place;
- g) 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.
- h) Shall provide the underground storm water drainage system.
- i) All the foot paths shall be paved with tiles and any other such material.
- j) Cycling tracks should be developed within the layout;
- k) Transformer yard shall be provided in the area earmarked for utilities.
- l) All the street light shall be provided with LED lighting.
- m) 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;
- n) 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 OC is issued.

The above conditions shall be insisted in addition to the conditions now being insisted and shall be complied by the layout owner / developer before coming for final layout. Release of final layout/ release of mortgaged plots shall be considered only after compliance of all layout conditions.


For Metropolitan Commissioner
HMDA

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All Planning Staff
CIO, HMDA to incorporate the same in online DPMS system.