



DRAFT LAYOUT (SCALE 1:800)

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Date : 30-Jul-2019 14:

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Designation : Planning
Officer
Date : 30-Jul-2019 15:
05:53

1. The TECHNICAL APPROVAL OF DRAFT LAYOUT OF HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY, District Government, Telangana Hyderabad - 500007 with Layout Permit No.00228/OP/HMDA/2019 Dt. 25-07-2019, File No. 023693MDA/14062019 02507-2019, Layout Plan approved in the North 133,134,135part 136part of THUMMALOOR VILLAGE of Maheshwaram Mandal covering an extent of 106732.719 Sq.m is accorded subject to following conditions:
2. The Layout Number issued does not exempt the lands under reference from purview of Urban Land Ceiling Act 1976.
3. This permission of developing the land shall not be used as proof of the title of the land. And any litigation / court cases to settle the matter by the applicant / developer is not made party of HMDA and its Employees.
4. The applicant shall solely be responsible for the development of layout and in no way HMDA will take up the development work as per specifications given in L.No. 023693MDA/14062019 02507-2019.
5. The Deed of Mortgage by conditional sale executed by the applicant in favour of HMDA is purely a measure to ensure compliance of the condition of development of infrastructure by the applicant / developer and HMDA is in no way accountable to the plot purchaser in the layout of default by applicant / developer.
6. The applicant / developer are directed to complete the above developmental works within a period of 3 years and submit a request letter for releasing of mortgage plots / areas which is in favour of METROPOLITAN COMMISSIONER, HMDA duly enclosing letter to Municipality Commissioner / Executive Authority in regards to roads and open spaces taken over by the Executive Authority before release of the Final Layout Plan.
7. The applicant shall not be permitted to sell the plots/areas which is in mortgage in favour of HMDA i.e. North Plot Nos. 83 to 85, 95 to 100 (Total 64 plots) to an extent of 106732.80 sq.mts. Local Body shall ensure that no developments like building authorized or unauthorized should come in the site until final layout approval by HMDA.
8. The applicant is permitted to sell the plots, other than mortgaged plots as mentioned in item no. 7 above.
9. The Municipal Commissioner/Executive Authority shall not approve and release any building permission or in any un-authorized 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 get released the mortgaged land from HMDA.
10. The layout applicant shall display a board in a prominent in the above site showing the layout pattern with parent L.P. No. and with full details of the layout specifications and conditions to facilitate the public in the matter.
11. Zonal Commissioner/Municipal/Executive Authority should ensure that the open spaces shall be developed by the applicant along with other development with ornamental compound wall and get the per sanctioned layout plan.
12. The CHAWK/Municipal Green Panchayat shall ensure that areas covered by roads and open spaces of the layout shall take care and not allow any type of construction in the layout and collect undertaking before release of Draft Layout Plan after collecting the necessary charges and fees as per their rules in force.
13. This permission does not hold for any public agency including HMDA/Local Body to acquire the lands for public purpose as per law.
14. The applicant / developer shall comply the conditions mentioned in the G.O.Ms.No. 53.Ms.Dt. 24-07-2015, G.O.Ms.No. 148.Ms.Dt. 02-04-2012, G.O.Ms.No. 246.Ms.Dt.30-04-2012, G.O.Ms.No. 278.Ms.Dt. 02-07-2010, G.O.Ms.No. 526 & G.O.Ms.No. 527.

PLAN SHOWING THE PROPOSED RESIDENTIAL DRAFT LAYOUT IN SY NOS 133,134,135PART,136PART SITUATED AT THUMMALOOR VILLAGE, MAHESHWARAM MANDAL, RANGA REDDY DISTRICT, TELANGANA STATE.

BELONGING TO :-
M/S GGR INFRA DEVELOPERS, A PARTNERSHIP FIRM, DULY REPRESENTED BY ITS PARTNER
SMT BATHALA GRESMA

DATE : 25-07-2019	SHEET NO. : 01/01
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AREA STATEMENT HMDA

PROJECT DETAIL :

Authority : HMDA	Plot Use : Residential
File Number : 023693MDA/14062019	Plot Sub/Use : Residential Bldg
Application Type : General Proposal	Plot/Neighbour/Religious/Structure : NA
Project Type : Open Layout	Land Use Zone : Residential
Nature of Development : New	Land Sub/Use Zone : Residential zone-3 (urban centers)
Location : Extended area of Ershwile HUDA (HMDA)	Abutting Road Width : 20.00
Sub/Location : New Areas / Approved Layout Areas	Survey No. : 133,134,135part,136part
Village Name : Thummaloor	North : CTS NO -
Mandal : Maheshwaram	South : CTS NO -
	East : ROAD WIDTH - 20
	West : CTS NO -

AREA DETAILS :

AREA OF PLOT (Minimum)	(A)	SQ.MT.
NET AREA OF PLOT	(A-Deductions)	106732.72

Amenity Area	0.00	
Total	0.00	
BALANCE AREA OF PLOT	(A-Deductions)	106732.72
Vacant Plot Area		106732.72

LAND USE ANALYSIS

Plotted Area	71399.81
Road Area	24377.59
Organized open space/park Area/Utility Area	9266.58
Social Infrastructure Area	2688.84

BUILT UP AREA CHECK

MORTGAGE AREA IN PLOT NO(S). 83 TO 85, 95 TO 140 (TOTAL 54 PLOTS)	10678.80
ADDITIONAL MORTGAGE AREA	0.00

ARCH / ENG / SUPERVISOR (Regd) Owner

DEVELOPMENT AUTHORITY LOCAL BODY

COLOR INDEX

PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	

