

1) THE TECHNICAL APPROVAL FOR DRAFT RESIDENTIAL DRAFT LAYOUT OPEN PLOTS OF HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY District Commercial Complex, Taramla, Hyderabad - 500007 with Layout Permit No. 000084/Comp/HMDA/2020 dt.20.01.2020 / File No. 022630/MED.TU6/MAN/1504/19 D.O.01.2021 Laid Plan approved by Sd/- NMD. 234,237,266,267,268,269,271,272,273 part,280 part,301 of Gimmapur Village, Medchal Nagarpalichasthi, Medchal Mandal, Medchal District covering an extent of 108452.2 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) The permission of developing the land shall not be used as proof of the title of the land. And if any litigation / court cases to settle the matter by the applicant / developer & not ready 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 Lr. No. 022630/MED.TU6/MAN/1504/19 D.O.01.2021.

5) The Deed of Mortgage by conditional sale executed by the applicant in favour of HMDA is given as measure to ensure completion of the condition of development of infrastructure by the applicant / developer and HMDA is no way accountable to the plot purchaser in the layout of about by applicant / developer.

6) The applicant / developer are directed to complete the above developmental works within a period of 3 years and submit a completion letter for releasing of mortgage plan / area 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 take the site and area which is mortgaged in favour of HMDA, from the Plot Nos.252 to 270, 283 to 319 (total 58 plots) to an extent of 8654.30 sq.m (15.15 %) of Survey No.234,237,266,267,268,269,271,272,273 part,280 part,301 and 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 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 mortgage and from HMDA.

10) The Layout applicant shall display a board at a prominent in the above site showing the layout pattern with permit LP 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 grill as per sanctioned layout plan.

12) The HMDA/Municipal Council/Parity 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 bar 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. 23 MA Dt.24.07.2013, G.O.Ms.No. 169 MA Dt.07.04.2012, G.O.Ms.No. 268 MA Dt.30.06.2012, G.O.Ms.No. 275 MA Dt.28.07.2010, G.O.Ms.No. 326 G.O.Ms.No.527

15) (15.15 %) of developable area to an extent of 8654.30 Sq.mtrs is from Plot No. 252 to 270, 283 to 319 (total 58 plots) of Survey No. 234,237,266,267,268,269,271,272,273 part,280 part,301 of Gimmapur Village, Medchal Nagarpalichasthi Mandal, Medchal - Malkajgiri District, Mortgaged in favour of The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, District Commercial Complex, Taramla, Hyderabad, Vice Mortgage Deed Document No. 160202019 dt. 11/12/2019.

The applicant/ developer are the whole responsible if anything happens while constructing the building.

To provide sewerage treatment plant for recycling of sewage water for usage of recycled water for Drinking etc. As per APPCD norms.

If any cases are pending in court of law with regard to the site U/R and have adverse orders, the permission granted shall deem to be withdrawn and cancelled. If in case above said condition are not adhered HMDA/Local Authority can withdraw the said permission.

The local body shall take mortgage affidavit under rule 20(C) of common building rule 2006 and as amended G.O. Ms. No. 169 MA Dt.07.04.2012.

The applicant has handed over the area affected under proposed Master plan road to an extent of 82.26 Sq.mtrs, in favour of Municipal Commissioner, Medchal Municipality, Medchal Mandal, Medchal Nagarpalichasthi Dist rep by Commissioner, vide gill deed document no. 162292019 dt. 11/12/2019.

PLAN SHOWING THE PROPOSED RESIDENTIAL DRAFT LAYOUT IN SY NOS. 234,237,266,267,268,269,271,272,273 part,280 part,301 SITUATED AT GIMMAPUR VILLAGE, MEDCHAL MANDAL, RANGA REDDY DISTRICT, TELANGANA STATE.

BELONGING TO :-
M/s GGR Infra LLP and oblige

DATE : 20.01.2020	SHEET NO. : 01/01
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AREA STATEMENT HMDA

PROJECT DETAIL :

Authority : HMDA	Plot Use : Residential
File Number : 022630/MED.TU6/HMDA/1504/2019	Plot SubUse : Residential Bldg
Application Type : General Proposal	PlotNearbyReligiousStructure : NA
Project Type : Open Layout	Land Use Zone : Residential
Nature of Development : New	Land SubUse Zone : NA
Location : Erstwhile Hyderabad Urban Development Authority (HUDA)	Abutting Road Width : 9.00
SubLocation : New Areas / Approved Layout Areas	Survey No. : 234,237,266,267,268,269,271,272,273 part,280 part,301
Village Name : Gimmapur	North : ROAD WIDTH - 9.15
Mandal : Medchal	South : ROAD WIDTH - 9.15
	East : CTS NO -
	West : CTS NO -

AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	86287.70
NET AREA OF PLOT	(A-Deductions)	86215.31

Road Widening Area	82.39	
Amenity Area	0.00	
Total	82.39	
BALANCE AREA OF PLOT	(A-Deductions)	86215.31
Vacant Plot Area		86215.31

LAND USE ANALYSIS

Plotted Area	56997.84
Road Area	20181.55
Organized open space/park Area/Utility Area	6878.08
Social Infrastructure Area	2157.88

BUILT UP AREA CHECK

MORTGAGE AREA IN PLOT NOS 252 TO 270, 283 TO 319 266,267,268,269,271,272,273 PART,280 PART,301	8654.30
ADDITIONAL MORTGAGE AREA	0.00

ARCH / ENGG / SUPERVISOR (Regd)

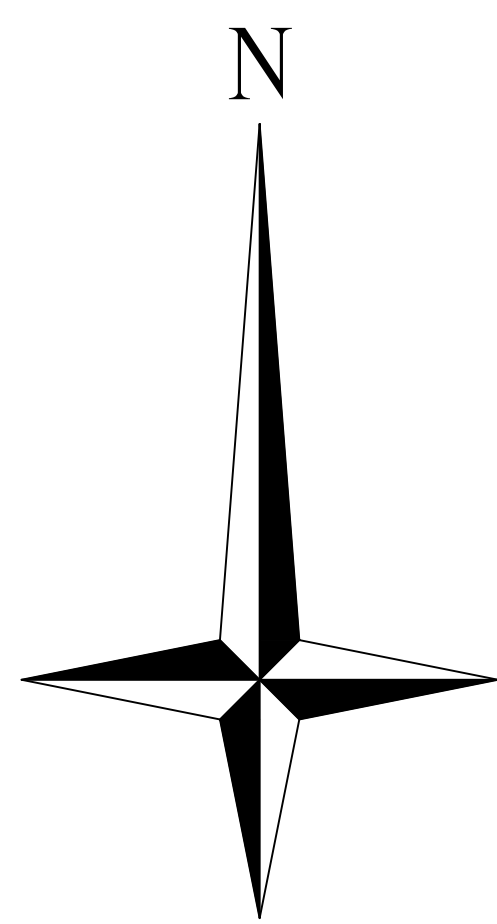
Owner

DEVELOPMENT AUTHORITY

LOCAL BODY

COLOR INDEX

PLOT BOUNDARY	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD WIDENING AREA	



DRAFT LAYOUT
(SCALE 1:800)

OWNER'S SIGNATURE	ARCHITECT SIGNATURE
For GGR INFRA LLP <i>B. Ganga</i> Authorised Signatory	<i>[Signature]</i> <i>[Stamp]</i>