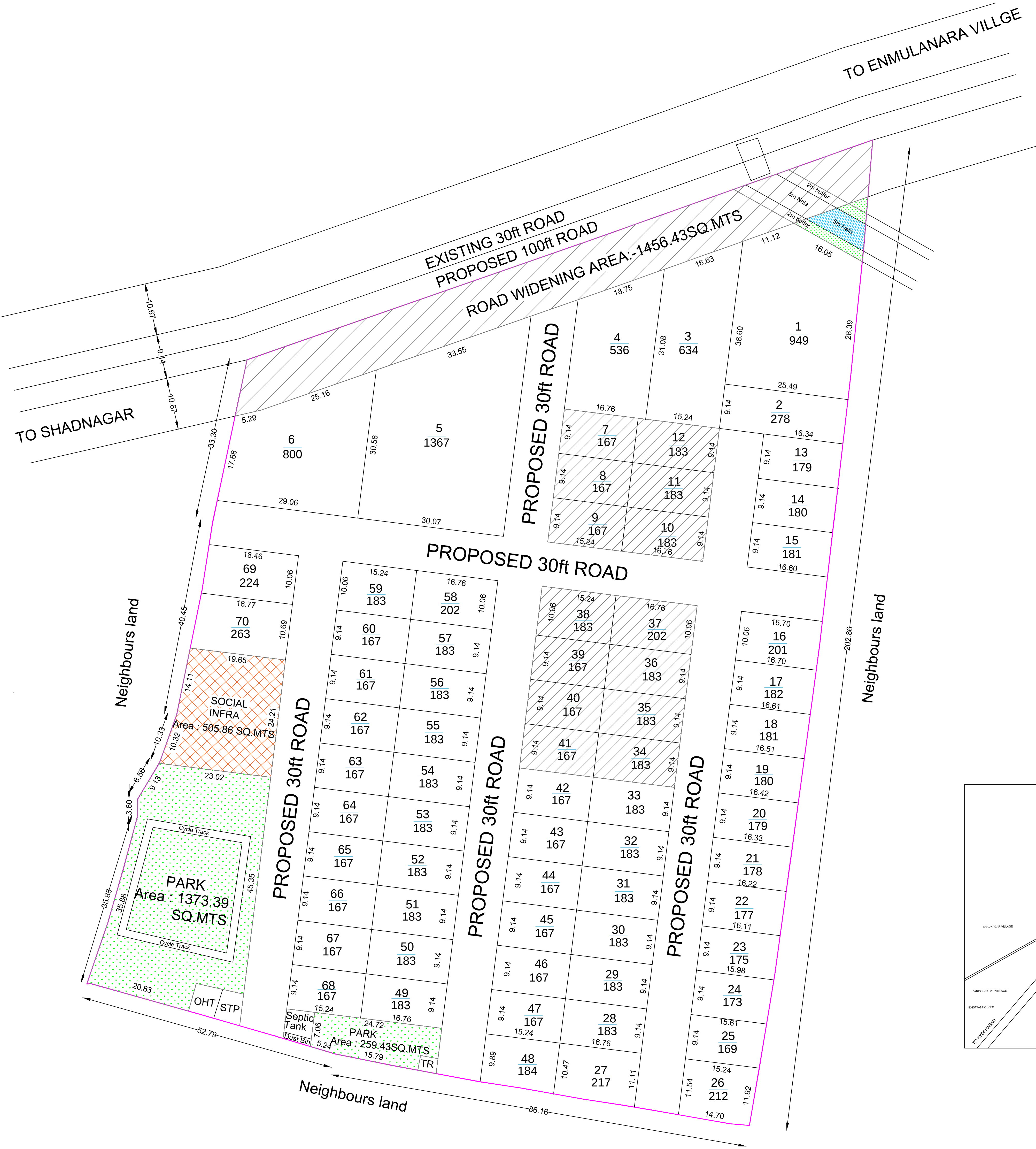


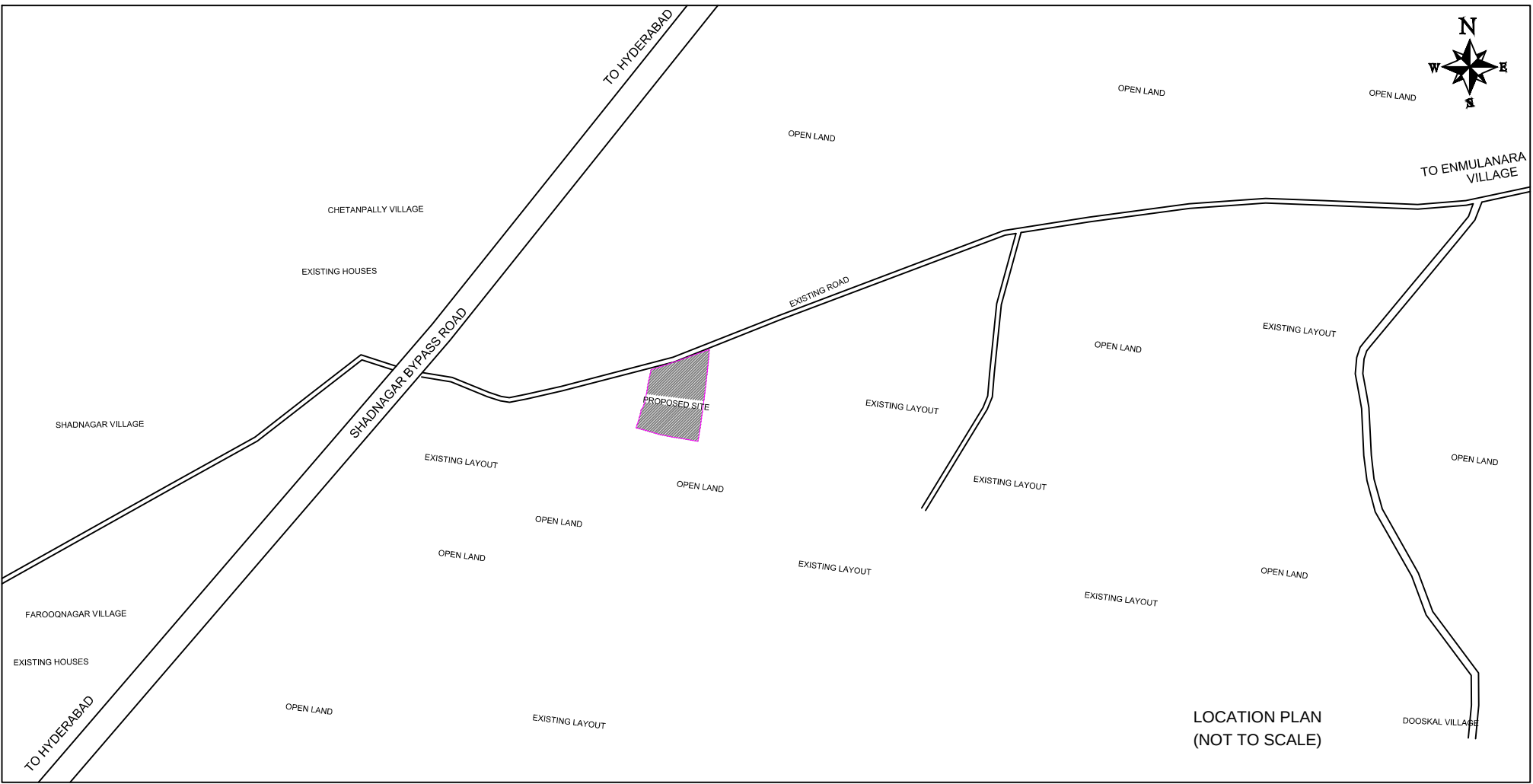


DRAFT LAYOUT
(SCALE 1:400)

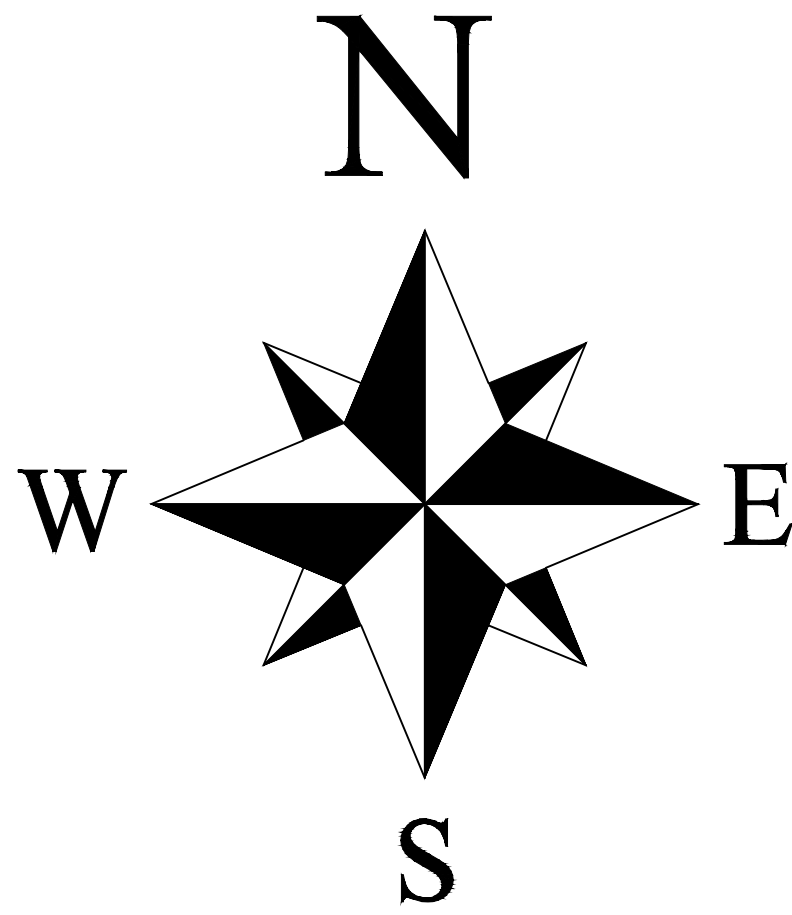
p. Sneha
Name : SNEHALATHA
DIDDI
Designation : Assistant
Planning Officer
Date : 13-Mar-2025 13:

Ravinder Reddy
Name : RAVINDER
REDDY
Designation : Chief
Planning Officer
Date : 17-Mar-2025 13:

- 1) THE TECHNICAL APPROVAL OF DRAFT LAYOUT OF HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY District Swarnajayanthi Commercial Complex, Ameerpet, Hyderabad with Layout Permit No.000025/LO/P/g/HMDA/2025 Dt:01-03-2025, File No 062423/SMD/LT/U6/HMDA/28022024, Dt:01-03-2025. Layout Plan approved in Sy.No. 409/E/1, 405/AA, 409/AA, 408/A, 409/E/2, 405/Ru of Chatanpally (V), Farooqnagar (M), Rangareddy District to an extent of 21787.85 Sq. Mt. 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 if any litigation / court cases to settle the matter by the applicant / developer & 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 Lr. No. 062423/SMD/LT/U6/HMDA/28022024, Dt:01-03-2025.
- 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 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 requisition letter for releasing of mortgage plots / 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 has mortgaged 15.42% i.e. Plot Nos. 7-12 & 34-41 to an extent of 2077.78 Sqm. in Sy no. 409/E/1, 405/AA, 409/AA, 408/A, 409/E/2, 405/Ru of Chatanpally (V), Farooqnagar (M), Rangareddy District, Mortgaged in favour of The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Swarna jayanthi complex, Ameerpet Hyderabad, Vide Document No. 1067/2025, Dt: 30/1/2025.
- 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 all 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 got released the mortgaged land 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 GHMC/Municipal Gram 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 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. 33 MA Dt: 24-01-2013, G.O.Ms.No. 168 MA Dt: 07-04-2012, G.O.Ms.No. 246 MA Dt: 30-06-2012, G.O.Ms.No. 276 MA Dt: 02-07-2010, G.O.Ms.No. 526 & G.O.Ms.No. 527.
- 15) The applicant has mortgaged 15.42% i.e. Plot Nos. 7-12 & 34-41 to an extent of 2077.78 Sqm. in Sy no. 409/E/1, 405/AA, 409/AA, 408/A, 409/E/2, 405/Ru of Chatanpally (V), Farooqnagar (M), Rangareddy District, Mortgaged in favour of The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Swarna jayanthi complex, Ameerpet Hyderabad, Vide Document No. 1067/2025, Dt: 30/1/2025.
- 16) The applicant has submitted Gift deed duly handing over the road widening area to the local body through registered deed at free of cost vide doc no. 1068/2025, Dt: 30.1.2025 and submitted confirmation letter from local body



PLAN SHOWING THE PROPOSED RESIDENTIAL DRAFT LAYOUT IN SY NOS.409/E/1, 405/AA, 409/AA, 408/A, 409/E/2, 405/RU SITUATED AT CHETANPALLE VILLAGE, FAROOQNAGAR(PART) MANDAL, RANGA REDDY DISTRICT, TELANGANA STATE.		
BELONGING TO :-		
PIONEER BUILDERS Rep by VATTIKONDA RANGANAYAKULU		
DATE : 01-03-2025	SHEET NO. : 0101	
AREA STATEMENT HMDA		
PROJECT DETAIL :		
Authority : HMDA	Plot Use : Residential	
File Number : 062423/SMD/LT/U6/HMDA/28022024	Plot Sub/Use : Residential Bldg	
Application Type : General Proposal	Plot/Vearty/Religious/Structure : NA	
Project Type : Open Layout	Land Use Zone : Residential	
Nature of Development : New	Land Sub/Use Zone : Residential zone-1 (urban areas contiguous to growth corridor)	
Location : Extended area of Erstwhile HUDA (HMDA)	Abutting Road Width : 30.00	
Sub/Location : New Areas / Approved Layout Areas	Survey No. : 409/E/1, 405/AA, 409/AA, 408/A, 409/E/2, 405/RU	
Village Name : Chetanpalle	North : -	
Mandal : Farooqnagar(part)	South : -	
	East : -	
	West : -	
AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	21787.93
NET AREA OF PLOT	(A-Deductions)	20234.16
BuftsZone Area		97.33
Road Widening Area		1456.44
Amenity Area		0.00
Total		1553.77
BALANCE AREA OF PLOT	(A-Deductions)	20234.16
Vacant Plot Area		20234.16
LAND USE ANALYSIS		
Plotted Area		13478.85
Road Area		4616.37
Organized open space/park Area/Utility Area		1632.83
Social Infrastructure Area		505.86
BUILT UP AREA CHECK		
MORTGAGE AREA IN Plot Nos. 7-12 & 34-41		2077.78
ADDITIONAL MORTGAGE AREA		0.00
ARCH / ENGG / SUPERVISOR (Regd)		Owner
DEVELOPMENT AUTHORITY		LOCAL BODY
COLOR INDEX		
PLOT BOUNDARY		
ABUTTING ROAD		
PROPOSED CONSTRUCTION		
COMMON PLOT		
ROAD WIDENING AREA		



OWNER'S SIGNATURE	ARCHITECT SIGNATURE
For PIONEER BUILDERS Manging Partner	<i>[Signature]</i> VATTIKONDA RANGANAYAKULU