Main Project Title :PLAN SHOWING THE PR0POSED LAYOUT WITHHOUSING UNDER GATED COMMUNITY IN SY.NO.S 1/A2 OF REVENUEVILLAGE OF ALMASGUDA VILLAGE, GP OF MANKAL VILLAGE, MAHESHWARAM MANDAL, TUKKUGUDA MUNICIPALITY, RANGAREDDY DISTRICT, TELANGANA, BELONGS TO, Sri. K. MADAN MOHAN RAO, S/o. K. RAJESHWAR RAO.DAGPA HOLDER M/s GHR-USM DEVELOPERS, REPRESENTED ITS MANAGING PARTNER, Sri. VANGALA SHYAM SUNDER REDDY, S/o late VANGALA JOGI REDDY

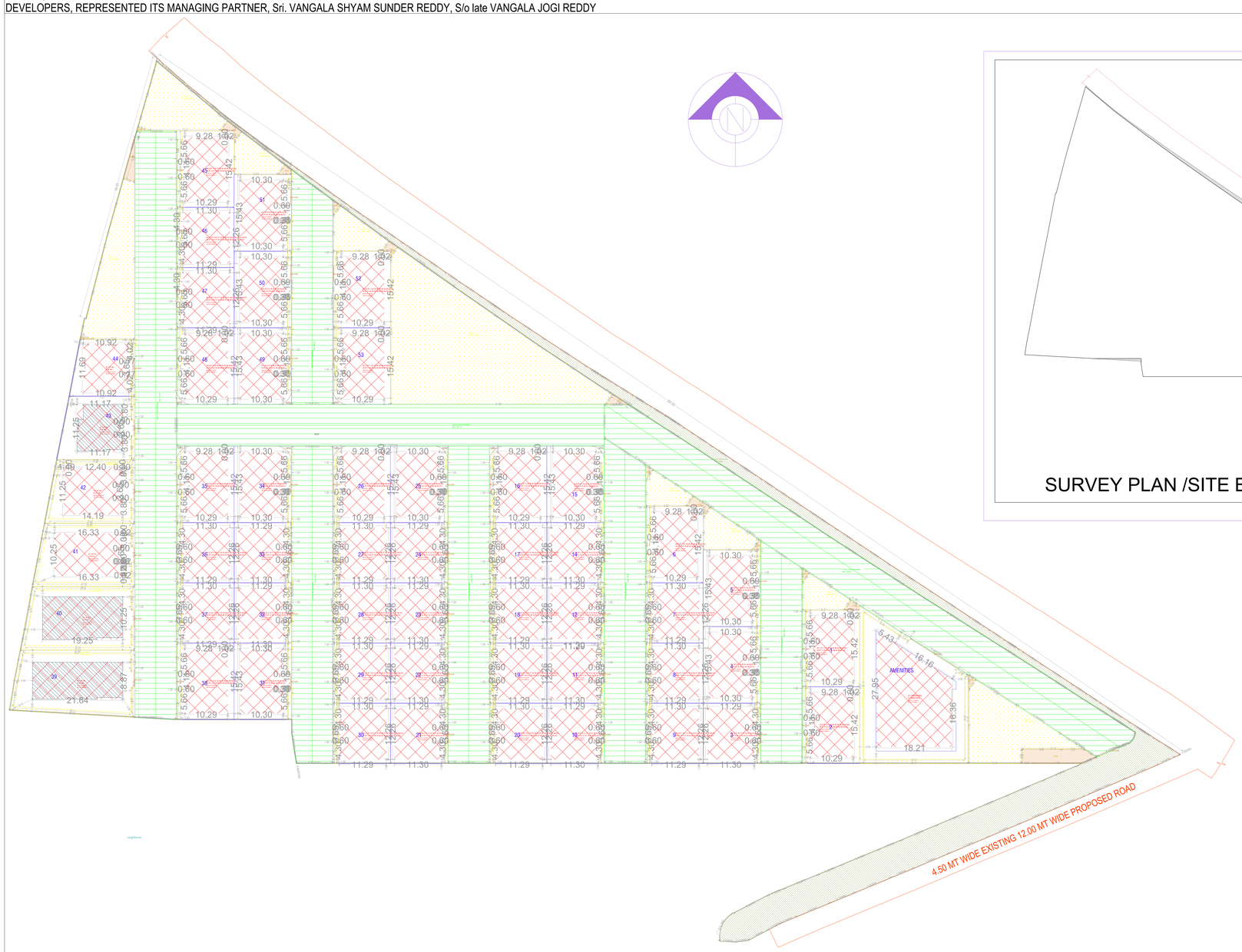
FILE DETAILS	
FILE NAME :	ADILYAMAGHAMREDDY-LLLCA
LTP LICENCE NO :	LC/999/2021
DATE :	18-07-2024
FILE NO :	TA/0978/2024
SHEET NO :	1 / 3
SHEET NAME :	Layout Plan Details , Building Plan Details
PROJECT DETAIL	
PROJECT DETAIL	
PROJECT TYPE	Land with Housing Under Gated Community
NATURE OF DEVELOPMENT	NEW
PLAN TYPE	GHMC
LOCATION	RESIDENTIAL
LOCALITY	EXTENDED AREA OF GHMTAPAL & BODA DAGPA
SITE LOCATION	NEW ABWAL APPROVED LAYOUT AREAS
USE	Residential
MAIN LAND USE	Residential
Building Side USE	Villa
BUILDING TYPE	
BUILDING TYPE	
AREA OF PLOT (Minimum)	24040.00
DEDUCTION FOR NET PLOT AREA	
ROAD AFFECTED AREA (ROAD WIDENING AREA)	1256.00
PARK	1256.00
NET AREA OF PLOT	23528.00
NET BUILT UP AREA DETAILS	
BASEMENT FLOOR AREA	14000.00
TOTAL PROPOSED BUILT UP AREA EXCLUDING BASEMENT	28000.00
TOTAL PROPOSED BUILT UP AREA INCLUDING BASEMENT	31367.00
PARKING	
PARKING	
Parking Area	Prop. Villas & up.Of
Area Covered	24040.00
Open Space(Deducted as Common Access Road) Area	1256.00
Road Affected Area	0.00
Net Area	22784.00
Balance Open Space/Road Widening Area	1256.00
Leftover Owners Land Area	0.00
Surrendered to Authority Area	0.00
Total Open Space Area	1256.00
Net Layout Area	24040.00

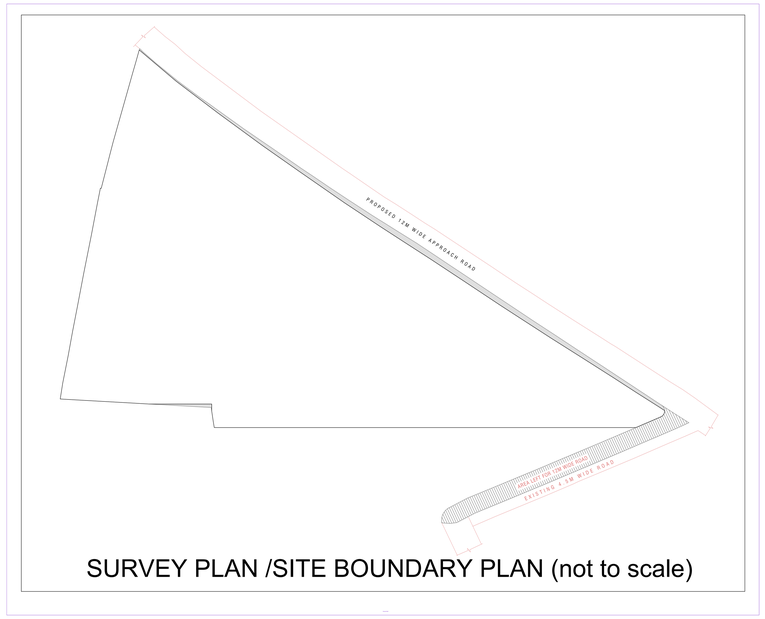
Color Notes

COLOR INDEX	
PLOT BOUNDARY	
ROAD WIDTH	
PROPOSED CONSTRUCTION	
ROAD CENTER LINE	
ROAD WIDENING AREA	
PROPOSED ROAD	
EXISTING (To be demolished)	

NET BUILT UP AREA AND DWELLING UNITS DETAILS

BUILDING NAME	FLOOR NAME	BLDG. NO.	DWELLING UNITS BLK	COMMERCIAL UNITS COMMERCIAL	HOD	ACCESS	NETS	BLK TOTAL CONN	TOWETS	PARKING AREA	NET PARKING
F.P.V.1 to F.P.V.11	Villa	11	3664.41	0.00	36.34	0.00	3910.07	0.00	11	0.00	0.00
F.P.V.12 to F.P.V.15	Villa	15	5233.25	0.00	133.60	0.00	5199.45	0.00	15	0.00	0.00
F.P.V.16 to F.P.V.26	Villa	11	4402.80	0.00	110.08	0.00	4292.74	0.00	11	0.00	0.00
F.P.V.27 to F.P.V.36	Villa	10	3946.28	0.00	98.54	0.00	3845.72	0.00	10	0.00	0.00
F.P.V.37 to F.P.V.47	Villa	11	4402.80	0.00	110.08	0.00	4292.74	0.00	11	0.00	0.00
F.P.V.48 to F.P.V.52	Villa	5	2000.25	0.00	50.00	0.00	1950.25	0.00	5	0.00	0.00
F.P.V.53	Villa	1	224.00	0.00	7.26	0.00	217.40	0.00	01	0.00	0.00
F.P.V.54	Villa	1	232.32	0.00	7.26	0.00	225.72	0.00	01	0.00	0.00
F.P.V.55	Villa	1	229.36	0.00	7.26	0.00	222.70	0.00	01	0.00	0.00
F.P.V.56	Villa	1	226.40	0.00	7.26	0.00	219.74	0.00	01	0.00	0.00
F.P.V.57	Villa	1	223.76	0.00	7.26	0.00	217.10	0.00	01	0.00	0.00
F.P.V.58	Villa	1	220.80	0.00	7.26	0.00	214.54	0.00	01	0.00	0.00
F.P.V.59	Villa	1	218.37	0.00	12.47	0.00	205.90	0.00	01	0.00	0.00
AMENITIES	AMENITIES	1	2400.98	11.21	216.05	235.08	1938.04	0.00	00	377.45	377.45
GRAND TOTAL		53	22765.41	11.21	786.47	235.08	19940.21	1939.04	52.00	377.45	377.45





Individual Plot Area-1

Plot No.	Marking Road	Plot Area Required	Plot Area Proposed	Frontage Required	Frontage Proposed	Dimension Length Required	Dimension Length Proposed	Dimension Depth Required	Dimension Depth Proposed
3	10.00 mt. Wide Internal/Road	168.75	-	14.40	14.40	-	12.00		
10	10.00 mt. Wide Internal/Road	168.75	-	14.40	14.40	-	12.00		
11	10.00 mt. Wide Internal/Road	168.75	-	14.40	14.40	-	12.00		
12	10.00 mt. Wide Internal/Road	168.75	-	14.40	14.40	-	12.00		
14	10.00 mt. Wide Internal/Road	168.75	-	14.40	14.40	-	12.00		
21	10.00 mt. Wide Internal/Road	168.75	-	14.40	14.40	-	12.00		
22	10.00 mt. Wide Internal/Road	168.75	-	14.40	14.40	-	12.00		
23	10.00 mt. Wide Internal/Road	168.75	-	14.40	14.40	-	12.00		
24	10.00 mt. Wide Internal/Road	168.75	-	14.40	14.40	-	12.00		
32	10.00 mt. Wide Internal/Road	168.75	-	14.40	14.40	-	12.00		
33	10.00 mt. Wide Internal/Road	168.75	-	14.40	14.40	-	12.00		
7	10.00 mt. Wide Internal/Road	168.75	-	14.40	14.40	-	12.00		
8	10.00 mt. Wide Internal/Road	168.75	-	14.40	14.40	-	12.00		
9	10.00 mt. Wide Internal/Road	168.75	-	14.40	14.40	-	12.00		
17	10.00 mt. Wide Internal/Road	168.75	-	14.40	14.40	-	12.00		
18	10.00 mt. Wide Internal/Road	168.75	-	14.40	14.40	-	12.00		
19	10.00 mt. Wide Internal/Road	168.75	-	14.40	14.40	-	12.00		
20	10.00 mt. Wide Internal/Road	168.75	-	14.40	14.40	-	12.00		
27	10.00 mt. Wide Internal/Road	168.75	-	14.40	14.40	-	12.00		
28	10.00 mt. Wide Internal/Road	168.75	-	14.40	14.40	-	12.00		
29	10.00 mt. Wide Internal/Road	168.75	-	14.40	14.40	-	12.00		
35	10.00 mt. Wide Internal/Road	168.75	-	14.40	14.40	-	12.00		
36	10.00 mt. Wide Internal/Road	168.75	-	14.40	14.40	-	12.00		
37	10.00 mt. Wide Internal/Road	168.75	-	14.40	14.40	-	12.00		
46	10.00 mt. Wide Internal/Road	168.75	-	14.40	14.40	-	12.00		
47	10.00 mt. Wide Internal/Road	168.75	-	14.40	14.40	-	12.00		
4	10.00 mt. Wide Internal/Road	204.22	-	16.43	16.43	-	12.00		
5	10.00 mt. Wide Internal/Road	204.22	-	16.43	16.43	-	12.00		
15	10.00 mt. Wide Internal/Road	204.22	-	16.43	16.43	-	12.00		
25	10.00 mt. Wide Internal/Road	204.22	-	16.43	16.43	-	12.00		
31	10.00 mt. Wide Internal/Road	204.22	-	16.43	16.43	-	12.00		
38	10.00 mt. Wide Internal/Road	204.22	-	16.43	16.43	-	12.00		
45	10.00 mt. Wide Internal/Road	204.22	-	16.43	16.43	-	12.00		
52	10.00 mt. Wide Internal/Road	204.22	-	16.43	16.43	-	12.00		
53	10.00 mt. Wide Internal/Road	204.22	-	16.43	16.43	-	12.00		
43	10.00 mt. Wide Internal/Road	200.04	-	15.25	16.00	-	12.50		
44	10.00 mt. Wide Internal/Road	198.40	-	15.00	15.88	-	12.50		
42	10.00 mt. Wide Internal/Road	200.04	-	15.25	16.00	-	12.50		
40	10.00 mt. Wide Internal/Road	198.21	-	15.25	27.94	-	15.25		
39	10.00 mt. Wide Internal/Road	408.06	-	16.25	30.37	-	16.21		

Individual Plot Area-2

Plot No.	Marking Road	Plot Area Required	Plot Area Proposed	Frontage Required	Frontage Proposed	Dimension Length Required	Dimension Length Proposed	Dimension Depth Required	Dimension Depth Proposed
1	10.00 mt. Wide Internal/Road	168.75	-	14.40	14.40	-	12.00		
2	10.00 mt. Wide Internal/Road	168.75	-	14.40	14.40	-	12.00		
6	10.00 mt. Wide Internal/Road	168.75	-	14.40	14.40	-	12.00		
13	10.00 mt. Wide Internal/Road	168.75	-	14.40	14.40	-	12.00		
16	10.00 mt. Wide Internal/Road	168.75	-	14.40	14.40	-	12.00		
26	10.00 mt. Wide Internal/Road	168.75	-	14.40	14.40	-	12.00		
30	10.00 mt. Wide Internal/Road	168.75	-	14.40	14.40	-	12.00		
34	10.00 mt. Wide Internal/Road	168.75	-	14.40	14.40	-	12.00		
41	10.00 mt. Wide Internal/Road	168.75	-	14.40	14.40	-	12.00		
51	10.00 mt. Wide Internal/Road	168.75	-	14.40	14.40	-	12.00		
55	10.00 mt. Wide Internal/Road	168.75	-	14.40	14.40	-	12.00		
56	10.00 mt. Wide Internal/Road	168.75	-	14.40	14.40	-	12.00		
57	10.00 mt. Wide Internal/Road	168.75	-	14.40	14.40	-	12.00		
58	10.00 mt. Wide Internal/Road	168.75	-	14.40	14.40	-	12.00		
59	10.00 mt. Wide Internal/Road	168.75	-	14.40	14.40	-	12.00		
60	10.00 mt. Wide Internal/Road	168.75	-	14.40	14.40	-	12.00		
AMENITIES	10.00 mt. Wide Internal/Road	2400.98	-	216.05	235.08	1.00	1939.04	00	377.45
GRAND TOTAL		22765.41	11.21	786.47	235.08	19940.21	1939.04	52.00	377.45

Individual Plot Margin-1

Plot No.	Plot in Blk	Marking Road	Length	Depth	Plot Area Required	Front Required	Front Proposed	Side1 Required	Side1 Proposed	Side2 Required	Side2 Proposed	Rear Required	Rear Proposed
3	F.P.V.1 to F.P.V.11	10.00 mt. Wide Internal/Road	15.00	14.40	168.75	1.50	1.50	1.50	1.50	1.21	1.50	1.50	1.50
10		10.00 mt. Wide Internal/Road	15.00	14.40	168.75	1.50	1.50	1.50	1.50	1.21	1.50	1.50	1.50
11		10.00 mt. Wide Internal/Road	15.00	14.40	168.75	1.50	1.50	1.50	1.50	1.21	1.50	1.50	1.50
12		10.00 mt. Wide Internal/Road	15.00	14.40	168.75	1.50	1.50	1.50	1.50	1.21	1.50	1.50	1.50
14		10.00 mt. Wide Internal/Road	15.00	14.40	168.75	1.50	1.50	1.50	1.50	1.21	1.50	1.50	1.50
21	F.P.V.12 to F.P.V.15	10.00 mt. Wide Internal/Road	15.00	14.40	168.75	1.50	1.50	1.50	1.50	1.21	1.50	1.50	1.50
22		10.00 mt. Wide Internal/Road	15.00	14.40	168.75	1.50	1.50	1.50	1.50	1.21	1.50	1.50	1.50
23		10.00 mt. Wide Internal/Road	15.00	14.40	168.75	1.50	1.50	1.50	1.50	1.21	1.50	1.50	1.50
24		10.00 mt. Wide Internal/Road	15.00	14.40	168.75	1.50	1.50	1.50	1.50	1.21	1.50	1.50	1.50
32		10.00 mt. Wide Internal/Road	15.00	14.40	168.75	1.50	1.50	1.50	1.50	1.21	1.50	1.50	1.50
33		10.00 mt. Wide Internal/Road	15.00	14.40	168.75	1.50	1.50	1.50	1.50	1.21	1.50	1.50	1.50
7	F.P.V.16 to F.P.V.26	10.00 mt. Wide Internal/Road	15.00	14.40	168.75	1.50	1.50	1.50	1.50	1.21	1.50	1.50	1.50
8		10.00 mt. Wide Internal/Road	15.00	14.40	168.75	1.50	1.50	1.50	1.50	1.21	1.50	1.50	1.50
9		10.00 mt. Wide Internal/Road	15.00	14.40	168.75	1.50	1.50	1.50	1.50	1.21	1.50	1.50	1.50
17		10.00 mt. Wide Internal/Road	15.00	14.40	168.75	1.50	1.50	1.50	1.50	1.21	1.50	1.50	1.50
18		10.00 mt. Wide Internal/Road	15.00	14.40	168.75	1.50	1.50	1.50	1.50	1.21	1.50	1.50	1.50
19		10.00 mt. Wide Internal/Road	15.00	14.40	168.75	1.50	1.50	1.50	1.50	1.21	1.50	1.50	1.50
20		10.00 mt. Wide Internal/Road	15.00	14.40	168.75	1.50	1.50	1.50	1.50	1.21	1.50	1.50	1.50
27		10.00 mt. Wide Internal/Road	15.00	14.40	168.75	1.50	1.50	1.50	1.50	1.21	1.50	1.50	1.50
28		10.00 mt. Wide Internal/Road	15.00	14.40	168.75	1.50	1.50	1.50	1.50	1.21	1.50	1.50	1.50
29		10.00 mt. Wide Internal/Road	15.00	14.40	168.75	1.50	1.50	1.50	1.50	1.21	1.50	1.50	1.50
35		10.00 mt. Wide Internal/Road	15.00	14.40	168.75	1.50	1.50	1.50	1.50	1.21	1.50	1.50	1.50
36		10.00 mt. Wide Internal/Road	15.00	14.40	168.75	1.50	1.50	1.50	1.50	1.21	1.50	1.50	1.50
37		10.00 mt. Wide Internal/Road	15.00	14.40	168.75	1.50	1.50	1.50	1.50	1.21	1.50	1.50	1.50
46		10.00 mt. Wide Internal/Road	15.00	14.40	168.75	1.50	1.50	1.50	1.50	1.21	1.50	1.50	1.50
47		10.00 mt. Wide Internal/Road	15.00	14.40	168.75	1.50	1.50	1.50	1.50	1.21	1.50	1.50	1.50
4	F.P.V.27 to F.P.V.36	10.00 mt. Wide Internal/Road	15.00	16.43	204.22	2.00	2.00	1.50	1.50	1.50	1.50	1.50	1.50
5		10.00 mt. Wide Internal/Road	15.00	16.43	204.22	2.00	2.00	1.50	1.50	1.50	1.50	1.50	1.50
15		10.00 mt. Wide Internal/Road	15.00	16.43	204.22	2.00	2.00	1.50	1.50	1.50	1.50	1.50	1.50
25		10.00 mt. Wide Internal/Road	15.00	16.43	204.22	2.00	2.00	1.50	1.50	1.50	1.50	1.50	1.50
31		10.00 mt. Wide Internal/Road	15.00	16.43	204.22	2.00	2.00	1.50	1.50	1.50	1.50	1.50	1.50
38		10.00 mt. Wide Internal/Road	15.00	16.43	204.22	2.00	2.00	1.50	1.50	1.50	1.50	1.50	1.50
45		10.00 mt. Wide Internal/Road	15.00	16.43	204.22	2.00	2.00	1.50	1.50	1.50	1.50	1.50	1.50
52		10.00 mt. Wide Internal/Road	15.00	16.43	204.22	2.00	2.00	1.50	1.50	1.50	1.50	1.50	1.50
53		10.00 mt. Wide Internal/Road	15.00	16.43	204.22	2.00	2.00	1.50	1.50	1.50	1.50	1.50	1.50
43	F.P.V.37 to F.P.V.59	10.00 mt. Wide Internal/Road	15.00	16.00	200.04	2.00	2.00	1.50	1.50	1.50	1.50	1.50	1.50
44		10.00 mt. Wide Internal/Road	15.00	15.88	198.40	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50
42		10.00 mt. Wide Internal/Road	15.00	16.00	200.04	2.00	2.75	1.50	2.00	1.50	2.00	1.50	2.29
40		10.00 mt. Wide Internal/Road	15.00	27.94	198.21	3.00	3.00	2.00	2.00	2.00	2.00	2.00	2.24
39		10.00 mt. Wide Internal/Road	15.00	30.37	408.06	3.00	3.00	2.00	4.13	2.00	3.00	2.00	3.00

Individual Plot Margin-2

Plot No.	Plot in Blk	Marking Road	Length	Depth	Plot Area Required	Front Required	Front Proposed	Side1 Required	Side1 Proposed	Side2 Required	Side2 Proposed	Rear Required	Rear Proposed
41	F.P.V.1 to F.P.V.11	10.00 mt. Wide Internal/Road	15.00	26.77	399.75	3.00	3.00	2.00	2.00	2.00	2.00	2.00	2.00
42		10.00 mt. Wide Internal/Road	15.00	21.00	315.00	3.00	3.00	2.00	2.00	2.00	2.00	2.00	2.07
AMENITIES		10.00 mt. Wide Internal/Road	30.21	36.15	1179.86	3.00	3.00	4.00	4.00	-	-	4.00	4.00

Individual Plot Area-2

Plot No.	Marking Road	Plot Area Required	Plot Area Proposed	Frontage Required	Frontage Proposed	Dimension Length Required	Dimension Length Proposed	Dimension Depth Required	Dimension Depth Proposed
41	10.00 mt. Wide Internal/Road		399.75	-	15.25	26.77	-	15.25	
42	10.00 mt. Wide Internal/Road		315.00	-	15.25	21.00	-	15.25	
AMENITIES	10.00 mt. Wide Internal/Road		1179.86	-	31.15	36.15	-	36.21	
Total Number of Individual Sub Plot								53	

Mortgage Area Details

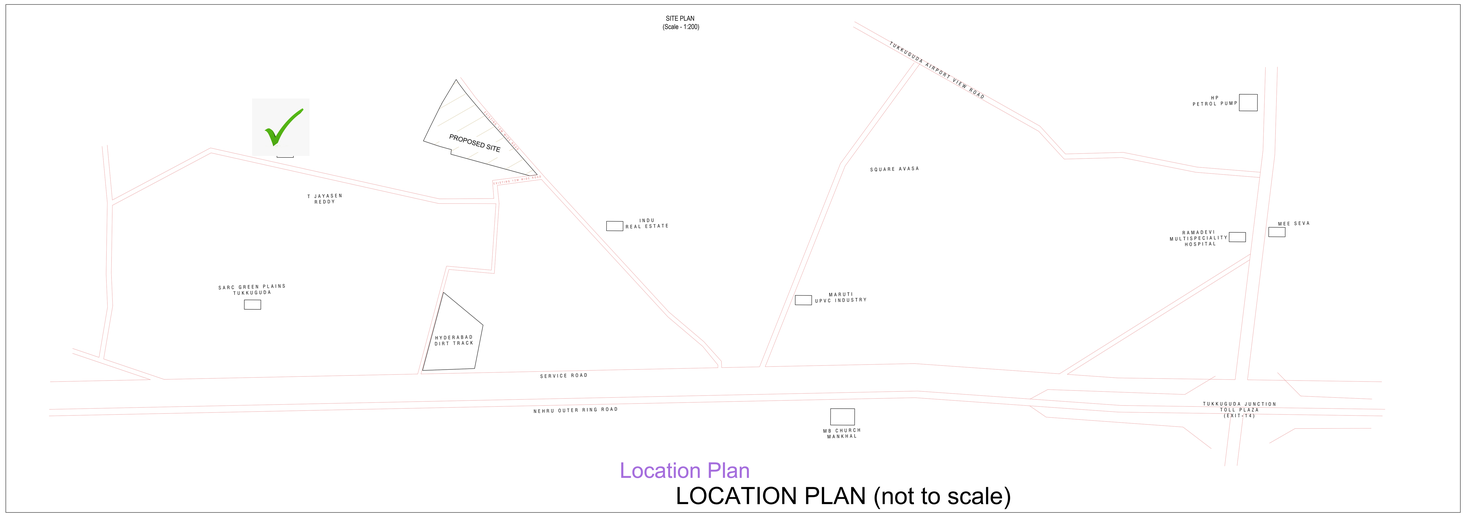
Type of Mortgage	Building Name	Floor Name	Proposed Closed Area Name	No. Plot Name	Number of Villa Units	Mortgage Area(Sq.Mt.) Required	Mortgage Area(Sq.Mt.) Proposed	Units Required	Units Proposed
Dwelling Units(Villa) Mortgage	F.P.V.1 to F.P.V.59	GROUND FLOOR, FIRST FLOOR, GROUND FLOOR, FIRST FLOOR, GROUND FLOOR, FIRST FLOOR	VM-2, VM-3, VM-4, VM-5, VM-6, VM-7, F.V.B.	F.V.1 to F.V.59	3	-	3.00	3.00	

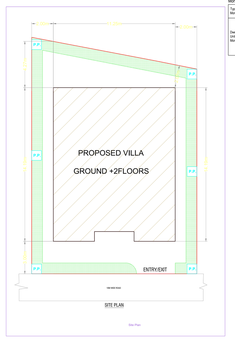
Land use analysis/tree distribution

Land Use Zone	Proposed Area in sq.mt.	Percentage(%)
Grossplot Area	23528.00	100.00
U.D.Padded Area	0.00	0.00
Road Widening Area	1256.00	5.34
Road Area	5211.00	22.15
Amenity Area	0.00	0.00
Recreational or open/paved Area	0.00	0.00
Social Infrastructure Area	0.00	0.00
Utility Area	150.00	0.64
Green Belt Area	0.00	0.00
Green Belt Area	0.00	0.00
Common Parking Area	0.00	0.00
Total net Area	22528.00	95.66

BUILDING USE / BUILDING SUBUSE DETAIL

BUILDING NAME	BUILDING USE	BUILDING SUBUSE	BUILDING TYPE	FLOOR DETAILS
F.P.V.1 TO F.P.V.11	Residential	Villa	Group Development Scheme	1 Ground + 2 upper floors
F.P.V.12 TO F.P.V.15	Residential	Villa	Group Development Scheme	1 Ground + 2 upper floors
F.P.V.16 TO F.P.V.26	Residential	Villa	Group Development Scheme	1 Ground + 2 upper floors
F.P.V.27 TO F.P.V.36	Residential	Villa	Group Development Scheme	1 Ground + 2 upper floors
F.P.V.37 TO F.P.V.47	Residential	Villa	Group Development Scheme	1 Ground + 2 upper floors
F.P.V.48	Residential	Villa	Group Development Scheme	1 Ground + 2 upper floors
F.P.V.53	Residential	Villa	Group Development Scheme	1 Ground + 2 upper floors
F.P.V.54	Residential	Villa	Group Development Scheme	1 Ground + 2 upper floors
F.P.V.55	Residential	Villa	Group Development Scheme	1 Ground + 2 upper floors
F.P.V.56	Residential	Villa	Group Development Scheme	1 Ground + 2 upper floors
F.P.V.57	Residential	Villa	Group Development Scheme	1 Ground + 2 upper floors
F.P.V.58	Residential	Villa	Group Development Scheme	1 Ground + 2 upper floors
F.P.V.59	Residential	Villa	Group Development Scheme	1 Ground + 2 upper floors
A.(AMENITIES)	Commercial	Commercial Bldg.	Group Development Scheme	1 Cellar + 1 Ground + 2 upper floors





OFFICER DETAILS	
OFFICER NAME :	
DESIGNATION :	
DATE AND TIME :	
APPROVAL NO :	SEAL OF APPROVAL
DATE OF APPROVAL	
OWNER'S SIGNATURE	ARCHITECT'S SIGNATURE
BUILDER'S SIGNATURE	STRUCTURAL ENGINEER'S SIGNATURE

CONDITIONS

1. This permission is not valid unless and until the plans and details are endorsed on behalf of M.C.H. / HMDA. by Town Planning Officer and Municipal Commissioner / Director of Town and Country Planning Department.
2. The permission is valid for one year from the date of issue of the permit. 3. Approval of the plan does not entitle the owner to commence the construction unless and until he has obtained the Ground Water Clearance from the Competent Authority.
4. The owner / developer shall comply with the sanitary and other conditions as may be imposed by the Municipal Commissioner / Director of Town and Country Planning Department.
5. In the event of the application of the land for any purpose of public utility or for the purpose of widening of any road or street, the land shall be surrendered free of cost to the Municipal Corporation / Municipal Council / Local Authority.
6. The owner / developer shall comply with the provisions of the Municipal Corporation of Hyderabad Act and the Municipal Corporation of Hyderabad Building Rules and the Municipal Corporation of Hyderabad Development Plan Rules and the Municipal Corporation of Hyderabad Development Regulations as in force from time to time.
7. The owner / developer shall comply with the provisions of the Hyderabad Urban Development Authority Act and the Hyderabad Urban Development Authority Development Regulations as in force from time to time.
8. The owner / developer shall comply with the provisions of the Hyderabad Metropolitan Water Supply and Sewerage Board Act and the Hyderabad Metropolitan Water Supply and Sewerage Board Regulations as in force from time to time.
9. The owner / developer shall comply with the provisions of the Hyderabad Metropolitan Development Authority Act and the Hyderabad Metropolitan Development Authority Development Regulations as in force from time to time.
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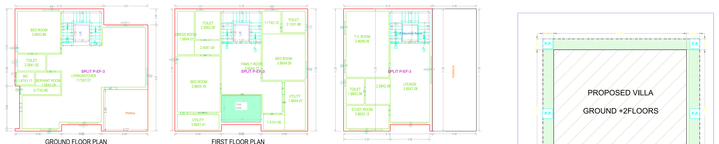
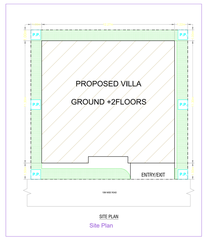
44. The owner / developer shall comply with the provisions of the Hyderabad Metropolitan Development

Project Title :PLAN SHOWING THE PROPOSED RESIDENTIAL VILLA ATPLOT-3, 10, 11, 12, 14, 21, 22, 23, 24, 32, 33IN LAYOUT WITH HOUSING UNDER GATED COMMUNITY IN SY.NO.S 1/A2 OFREVENUE VILLAGE OF ALMASGUDA VILLAGE, GP OF MANKAL VILLAGE, MAHESHWARAM MANDAL, TUKKUGUDA MUNICIPALITY, RANGA REDDYDISTRICT, TELANGANA, BELONGS TO, Sri. K. MADAN MOHAN RAO, S/o. K. RAJESHWAR RAO.DAGPA HOLDER M/s GHR-USM DEVELOPERS, REPRESENTED ITS MANAGING PARTNER, Sri. VANGALA SHYAM SUNDER REDDY, S/o late VANGALA JOGI REDDY

TITLE DETAILS	
FILE NAME :	AR-TWNHM/ARR/REV01-CLI/01-A
TP LICENCE NO :	LC/9992/2021
DATE :	18-07-2024
FILE NO :	TS/03/01/2024
SHEET NO :	2 / 3
SHEET NAME :	Building Plan Details





SCHEDULE OF JOINERY

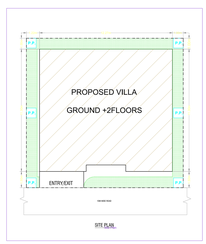
BUILDING NAME	NAME	L X H	NOS
B (P-1,P-2,P-3,P-4,P-5,P-6,P-7,P-8,P-9,P-10,P-11,P-12,P-13,P-14,P-15,P-16,P-17,P-18,P-19,P-20)	D3	0.90 X 2.10	21
	D1	0.75 X 2.10	18
	DP	0.90 X 2.10	53
	D2	1.10 X 2.10	21
	DP	1.00 X 2.10	21

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
B (P-1,P-2,P-3,P-4,P-5,P-6,P-7,P-8,P-9,P-10,P-11,P-12,P-13,P-14,P-15,P-16,P-17,P-18,P-19,P-20)	V	0.45 X 0.60	21
	MA	0.60 X 1.20	42
	V	0.61 X 0.60	24
	DW	0.75 X 1.20	21
	W2	1.20 X 1.20	23
	W3	1.00 X 1.20	24
	W3	1.00 X 1.20	21
	W4	2.40 X 2.10	21
	SD1	2.75 X 2.10	42
	W	3.00 X 1.20	42
	SW	3.00 X 1.20	21

BUILDING (E-P 3 10 11 12 14 21 22 23 24 32 33)

FLOOR NAME	TOTAL BUA	DEDUCTIONS VOID	NET BUA SELLABLE	TNMTS
GROUND FLOOR	136.06	0.00	136.06	01
FIRST FLOOR	136.06	8.04	127.94	01
SECOND FLOOR	95.77	5.58	90.19	01
TOTAL	367.91	13.62	354.29	03
TOTAL NO OF BLDG	21			
GRAND TOTAL	7722.91	285.94	7436.97	63



SCHEDULE OF JOINERY

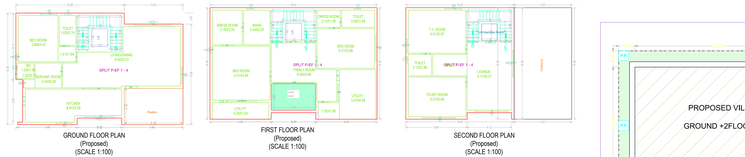
BUILDING NAME	NAME	L X H	NOS
B (P-1,P-2,P-3,P-4,P-5,P-6,P-7,P-8,P-9,P-10,P-11,P-12,P-13,P-14,P-15,P-16,P-17,P-18,P-19,P-20)	D3	0.90 X 2.10	21
	D1	0.75 X 2.10	18
	D	0.90 X 2.10	55
	D2	1.10 X 2.10	21
	DP	1.00 X 2.10	21

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
B (P-1,P-2,P-3,P-4,P-5,P-6,P-7,P-8,P-9,P-10,P-11,P-12,P-13,P-14,P-15,P-16,P-17,P-18,P-19,P-20)	MA	0.60 X 1.20	42
	V	0.61 X 0.60	24
	DW	0.75 X 1.20	21
	W2	1.20 X 1.20	23
	W3	1.00 X 1.20	24
	W3	1.00 X 1.20	21
	W4	2.40 X 2.10	21
	SD2	2.75 X 2.10	02
	W	3.00 X 1.20	02
	SW	3.00 X 1.20	01

BUILDING (W (P 7 8 9 17 18 19 20 27 28 29 30 35 37 46 47)

FLOOR NAME	TOTAL BUA	DEDUCTIONS VOID	NET BUA SELLABLE	TNMTS
GROUND FLOOR	136.06	0.00	136.06	01
FIRST FLOOR	136.06	8.04	127.94	01
SECOND FLOOR	95.77	5.58	90.19	01
TOTAL	367.91	13.62	354.29	03
TOTAL NO OF BLDG	7			
GRAND TOTAL	2575.35	95.34	2480.01	21



SCHEDULE OF JOINERY

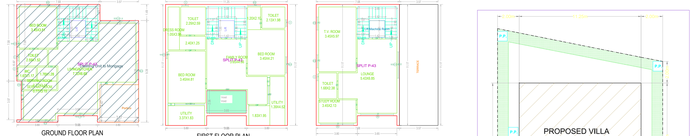
BUILDING NAME	NAME	L X H	NOS
B (P-1,P-2,P-3,P-4,P-5,P-6,P-7,P-8,P-9,P-10,P-11,P-12,P-13,P-14,P-15,P-16,P-17,P-18,P-19,P-20)	D3	0.90 X 2.10	21
	D1	0.75 X 2.10	07
	D	0.90 X 2.10	35
	MD	1.10 X 2.10	35
	DP	0.90 X 2.10	01

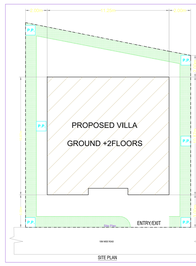
SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
B (P-1,P-2,P-3,P-4,P-5,P-6,P-7,P-8,P-9,P-10,P-11,P-12,P-13,P-14,P-15,P-16,P-17,P-18,P-19,P-20)	V	0.45 X 0.60	21
	V	0.61 X 0.60	03
	MA	0.60 X 1.20	02
	W3	1.00 X 1.20	01
	W3	1.00 X 1.20	21
	DW	0.75 X 1.20	01
	W2	1.20 X 1.20	01
	W3	1.00 X 1.20	04
	W3	1.00 X 1.20	01
	W4	2.40 X 1.20	01
	SD2	2.40 X 2.10	01
	SD1	2.75 X 2.10	02
	W	3.00 X 1.20	02
	SW	3.00 X 1.20	01

BUILDING (E (P 4 5 15 25 31 34 45 50 51)

FLOOR NAME	TOTAL BUA	DEDUCTIONS VOID	NET BUA SELLABLE	TNMTS
GROUND FLOOR	136.06	0.00	136.06	01
FIRST FLOOR	136.06	8.04	127.94	01
SECOND FLOOR	95.77	5.58	90.19	01
TOTAL	367.91	13.62	354.29	03
TOTAL NO OF BLDG	5			
GRAND TOTAL	1838.55	68.10	1770.45	15





SCHEDULE OF JOINERY

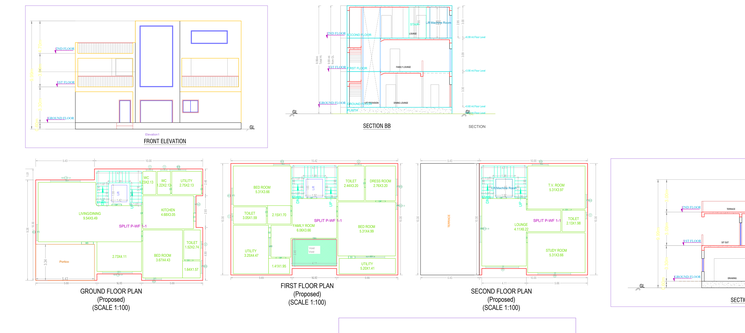
BUILDING NAME	NAME	L X H	NOS
B (P-41)	D3	0.90 X 2.10	21
	D1	0.75 X 2.10	18
	DP	0.90 X 2.10	53
	D2	1.10 X 2.10	21
	DP	1.00 X 2.10	21

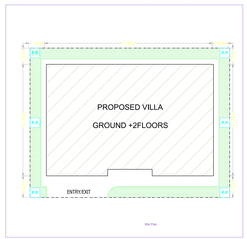
SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
B (P-41)	V	0.45 X 0.60	21
	MA	0.60 X 1.20	42
	V	0.61 X 0.60	24
	DW	0.75 X 1.20	21
	W2	1.20 X 1.20	23
	W3	1.00 X 1.20	24
	W3	1.00 X 1.20	21
	W4	2.40 X 2.10	21
	SD2	2.75 X 2.10	42
	W	3.00 X 1.20	42
	SW	3.00 X 1.20	21

BUILDING (E (P 41)

FLOOR NAME	TOTAL BUA	DEDUCTIONS VOID	NET BUA SELLABLE	TNMTS
GROUND FLOOR	136.06	0.00	136.06	01
FIRST FLOOR	136.06	8.04	127.94	01
SECOND FLOOR	112.41	5.58	106.83	01
TOTAL	384.53	13.62	370.91	03
TOTAL NO OF BLDG	21			
GRAND TOTAL	8076.13	285.94	7790.19	63





SCHEDULE OF JOINERY

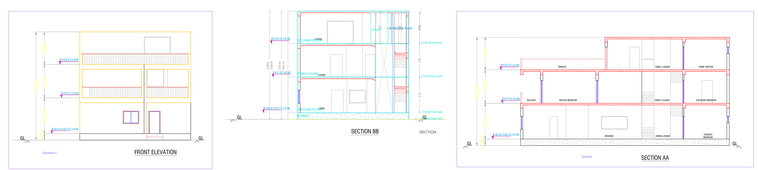
BUILDING NAME	NAME	L X H	NOS
B (P-1,P-2,P-3,P-4,P-5,P-6,P-7,P-8,P-9,P-10,P-11,P-12,P-13,P-14,P-15,P-16,P-17,P-18,P-19,P-20)	D3	0.90 X 2.10	21
	D1	0.75 X 2.10	08
	D3	0.90 X 2.10	21
	MD	1.10 X 2.10	21
	DP	0.90 X 2.10	21

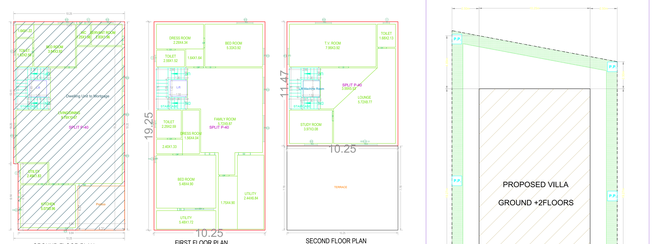
SCHEDULE OF JOINERY

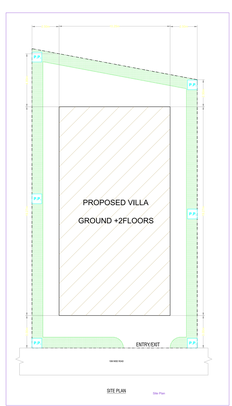
BUILDING NAME	NAME	L X H	NOS
B (P-1,P-2,P-3,P-4,P-5,P-6,P-7,P-8,P-9,P-10,P-11,P-12,P-13,P-14,P-15,P-16,P-17,P-18,P-19,P-20)	V	0.60 X 0.60	03
	MA	0.60 X 1.20	21
	V	0.61 X 0.60	03
	W2	1.20 X 1.20	02
	W3	1.00 X 1.20	07
	W3	1.00 X 1.20	21
	SD2	2.40 X 2.10	01
	SD1	2.75 X 2.10	03
	W	3.00 X 1.20	02
	SW	3.00 X 1.20	01

BUILDING 10 (P 2 5 6 16 26 35 38 45 48 52 53)

FLOOR NAME	TOTAL BUA	DEDUCTIONS VOID	NET BUA SELLABLE	TNMTS
GROUND FLOOR	142.98	0.00	142.98	01
FIRST FLOOR	142.98	8.45	134.53	01
SECOND FLOOR	100.46	5.87	94.59	01
TOTAL	386.42	14.32	372.10	03
TOTAL NO OF BLDG	7			
GRAND TOTAL	2463.00	112.06	2350.74	21







SCHEDULE OF JOINERY

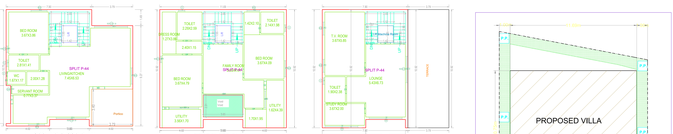
BUILDING NAME	NAME	L X H	NOS
B (P-6)	D3	0.90 X 2.10	21
	D1	0.75 X 2.10	18
	DP	0.90 X 2.10	53
	D2	1.10 X 2.10	21

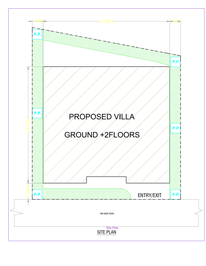
SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
B (P-6)	V	0.45 X 0.60	21
	MA	0.60 X 1.20	42
	V	0.61 X 0.60	24
	DW	0.75 X 1.20	21
	W2	1.20 X 1.20	23
	W3	1.00 X 1.20	24
	W3	1.00 X 1.20	21
	W4	2.40 X 2.10	21
	SD2	2.75 X 2.10	42
	W	3.00 X 1.20	42
	SW	3.00 X 1.20	21

BUILDING (E (P-43)

FLOOR NAME	TOTAL BUA	DEDUCTIONS VOID	NET BUA SELLABLE	TNMTS
GROUND FLOOR	136.06	0.00	136.06	01
FIRST FLOOR	136.06	8.04	127.94	01
SECOND FLOOR	112.38	5.58	106.80	01
TOTAL	384.50	13.62	370.88	03
TOTAL NO OF BLDG	7			
GRAND TOTAL	2691.50	95.34	2596.16	21





SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
B (P-4)	D3	0.90 X 2.10	21
	D1	0.75 X 2.10	18
	D	0.90 X 2.10	55
	D2	1.10 X 2.10	21
	DP	1.00 X 2.10	21

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
B (P-4)	V	0.45 X 0.60	21
	MA	0.60 X 1.20	42
	V	0.61 X 0.60	24
	DW	0.75 X 1.20	21
	W2	1.20 X 1.20	23
	W3	1.00 X 1.20	24
	W3	1.00 X 1.20	21
	W4	2.40 X 2.10	21
	SD1	2.75 X 2.10	42
	W	3.00 X 1.20	42
	SW	3.00 X 1.20	21

BUILDING (E (P-44)

FLOOR NAME	TOTAL BUA	DEDUCTIONS VOID	NET BUA SELLABLE	TNMTS
GROUND FLOOR	136.06	0.00	136.06	01
FIRST FLOOR	136.06	8.04	127.94	01
SECOND FLOOR	112.38	5.58	106.80	01
TOTAL	384.50	13.62	370.88	03
TOTAL NO OF BLDG	7			
GRAND TOTAL	2691.50	95.34	2596.16	21

SCHEDULE OF JOINERY

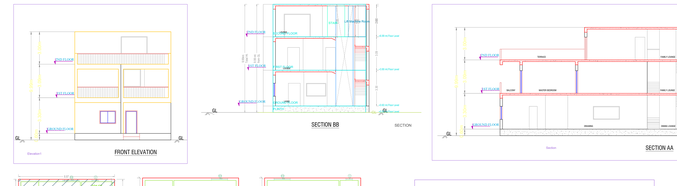
BUILDING NAME	NAME	L X H	NOS
B (P-43)	D3	0.90 X 2.10	21
	D1	0.75 X 2.10	18
	D	0.90 X 2.10	55
	D2	1.10 X 2.10	21
	DP	1.00 X 2.10	21

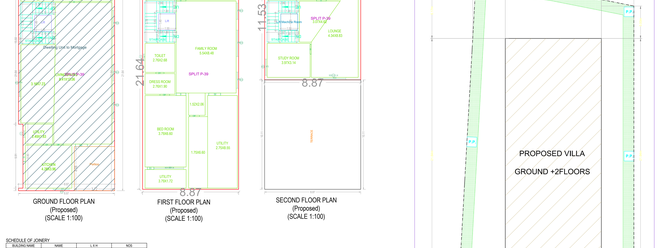
SCHEDULE OF JOINERY

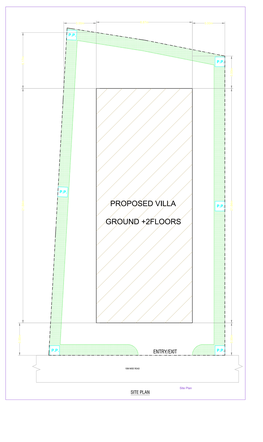
BUILDING NAME	NAME	L X H	NOS
B (P-43)	V	0.45 X 0.60	21
	MA	0.60 X 1.20	42
	V	0.61 X 0.60	24
	DW	0.75 X 1.20	21
	W2	1.20 X 1.20	23
	W3	1.00 X 1.20	24
	W3	1.00 X 1.20	21
	W4	2.40 X 2.10	21
	SD2	2.75 X 2.10	42
	W	3.00 X 1.20	42
	SW	3.00 X 1.20	21

BUILDING (E (P-43)

FLOOR NAME	TOTAL BUA	DEDUCTIONS VOID	NET BUA SELLABLE	TNMTS
GROUND FLOOR	136.06	0.00	136.06	01
FIRST FLOOR	136.06	8.04	127.94	01
SECOND FLOOR	112.38	5.58	106.80	01
TOTAL	384.50	13.62	370.88	03
TOTAL NO OF BLDG	7			
GRAND TOTAL	2691.50	95.34	2596.16	21







SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
B (P-35)	D3	0.90 X 2.10	21
	D1	0.75 X 2.10	18
	D	0.90 X 2.10	55
	D2	1.10 X 2.10	21

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
B (P-35)	V	0.45 X 0.60	21
	MA	0.60 X 1.20	42
	V	0.61 X 0.60	24
	DW	0.75 X 1.20	21
	W2	1.20 X 1.20	23
	W3	1.00 X 1.20	24
	W3	1.00 X 1.20	21
	W4	2.40 X 2.10	21
	SD1	2.75 X 2.10	42
	W	3.00 X 1.20	42
	SW	3.00 X 1.20	21

BUILDING (E (P 35)

FLOOR NAME	TOTAL BUA	NET BUA SELLABLE	TNMTS
GROUND FLOOR	189.01	189.01	01
FIRST FLOOR	191.87	191.87	00
SECOND FLOOR	160.45	160.45	00
TOTAL	540.33	540.33	01
TOTAL NO OF BLDG	7		
GRAND TOTAL	3782.31	3782.31	07

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
B (P-41)	D3	0.90 X 2.10	21
	D1	0.75 X 2.10	18
	D	0.90 X 2.10	55
	D2	1.10 X 2.10	21

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
B (P-41)	V	0.45 X 0.60	21
	MA	0.60 X 1.20	42
	V	0.61 X 0.60	24
	DW	0.75 X 1.20	21
	W2	1.20 X 1.20	23
	W3	1.00 X 1.20	24
	W3	1.00 X 1.20	21
	W4	2.40 X 2.10	21
	SD2	2.75 X 2.10	42
	W	3.00 X 1.20	42
	SW	3.00 X 1.20	21

BUILDING (E (P 41)

FLOOR NAME	TOTAL BUA	DEDUCTIONS VOID	NET BUA SELLABLE	TNMTS
GROUND FLOOR	136.06	0.00	136.06	01
FIRST FLOOR	136.06	8.04	127.94	01
SECOND FLOOR	112.41	5.58	106.83	01
TOTAL	384.53	13.62	370.91	03
TOTAL NO OF BLDG	7			
GRAND TOTAL	2691.71	95.34	2596.37	21

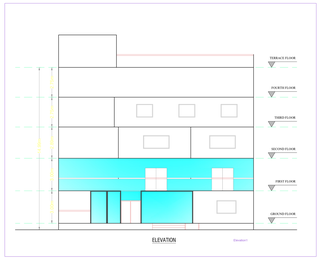
OFFICER DETAILS	
OFFICER NAME :	
DESIGNATION :	
DATE AND TIME	
APPROVAL NO	SEAL OF APPROVAL
DATE OF APPROVAL	
OWNER'S SIGNATURE	ARCHITECT'S SIGNATURE
BUILDER'S SIGNATURE	STRUCTURAL ENGINEER'S SIGNATURE

DISCLAIMER :
1 The applicant shall not be permitted to use the site or any part thereof unless mortgaged or force of M.C. HMDA, viz., Town Planning Section, Building Section, Water Works, Fire Services, Environmental Impact Assessment Cell, etc.
2 The permission of developing the land shall not in no case be a proof of the title of land.
3 The permission granted shall not be construed to establish or modify any trade or other right in any form or manner under any law. Neither will it entitle you to the development contrary to any agreement or covenant.
4 The land in question shall be developed strictly as per specifications given in written plan.
5 The Board of Colleges for Architecture was constituted by the Government in force of 1983 to provide a measure to ensure the competence of architectural practitioners and to safeguard the interests of the public and the profession. Only persons who are registered with the Council of Architecture are entitled to use the architect's title.
6 Permission is hereby granted subject to the condition that the applicant will abide by the provisions of the Hyderabad Metropolitan Water Supply and Sewerage Act, 1989 and the rules and regulations framed and notified from time to time by Hyderabad Metro Water and Sewerage Board (HMWS&SB) in order to keep normal pressure against and free supply of water to the HMWS&SB mains.
7 Permission is hereby granted subject to the condition that the applicant will abide by the provisions of the Telangana State Ground Water (Development and Management) Act, 2015 and shall not construct any structure or allow such structure to be used unless he/she has obtained the consent of the Telangana State Ground Water Development Agency.
8 The local authority shall ensure that the open space certain shall be maintained by the applicant only until the other plots are developed and the open space is handed over to the association of the plot owners.
9 The local authority shall ensure that the areas covered by roads and open space/utilities in the gamut particularly, the roads and open space/utilities are not encroached upon by any person at any point of time.
10 The permission does not ipso jure confer any rights in favour of the owner of the land to use the land for public purpose of any kind.
11 The HMDA reserves the right to cancel the permission if it is found that the permission is obtained by misrepresentation or fraud or suppression of facts.
12 The local authority reserves the right to cancel the development permission, if it is found that the permission is obtained by misrepresentation or suppression of facts.

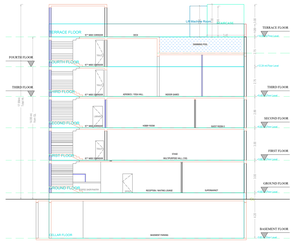
Note: All dimensions are in meters.

Project Title :PLAN SHOWING THE PROPOSED CLUB HOUSE INLAYOUT WITH HOUSING UNDER GATED COMMUNITY IN SY.NO.S 1/A2OF REVENUE VILLAGE OF ALMASGUDA VILLAGE, GP OF MANKALVILLAGE, MAHESHWARAM MANDAL, TUKKUGUDA MUNICIPALITY, RANGA REDDY DISTRICT, TELANGANA, BELONGS TO, Sri. K. MADAN MOHAN RAO, S/o. K. RAJESHWAR RAO.DAGPA HOLDER M/s GHR-USM DEVELOPERS, REPRESENTED ITS MANAGING PARTNER, Sri. VANGALA SHYAM SUNDER REDDY, S/o late VANGALA JOGIREDDY

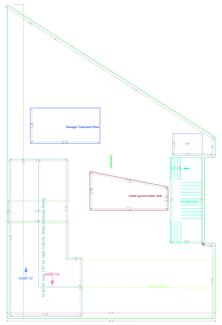
FILE DETAILS	
FILE NAME :	KALYANKAMREDDY-CLUB A
TYPE LICENCE NO :	LC/1999/2007
DATE :	18-07-2024
FILE NO :	TS/03/01/2024
SHEET NO :	1 / 3
SHEET NAME :	Building Plan Details



ELEVATION



SECTION- AA


CELLAR PLAN
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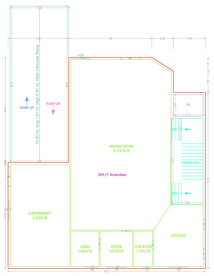
GROUND FLOOR PLAN
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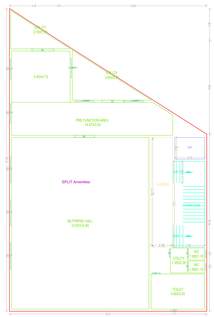
FIRST FLOOR PLAN
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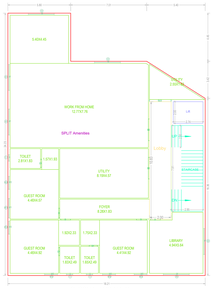
SECOND FLOOR PLAN
(Proposed)
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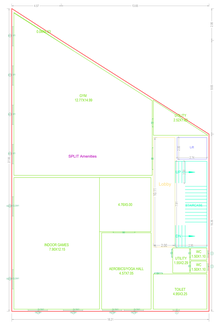
THIRD FLOOR PLAN
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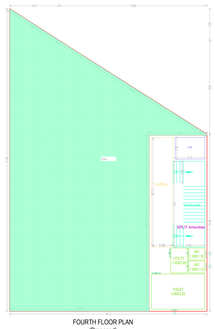
FOURTH FLOOR PLAN
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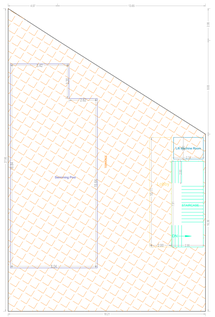
TERRACE FLOOR PLAN
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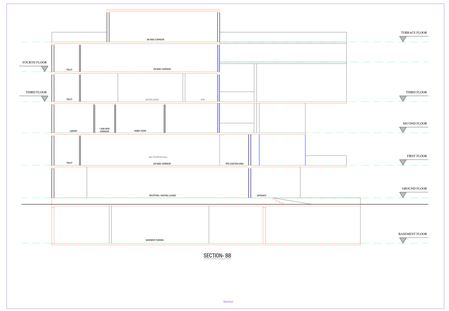


SECTION- BB

BUILDING A (AMENITIES)

FLOOR NAME	TOTAL BUA	DEDUCTIONS VOID	DEDUCTIONS STAIRS	DEDUCTIONS ACCES	NET BUA CONSD	PARKING AREA	NO OF ECMS	NET PARKING
TERRACE FLOOR	458.45	11.21	0.00	41.65	0.00	371.40	1	371.40
FOURTH FLOOR	299.88	0.00	0.00	0.00	299.88	0.00	0	0.00
THIRD FLOOR	403.19	0.00	0.00	0.00	403.19	0.00	0	0.00
SECOND FLOOR	374.92	0.00	0.00	0.00	374.92	0.00	0	0.00
FIRST FLOOR	403.19	0.00	0.00	0.00	403.19	0.00	0	0.00
GROUND FLOOR	403.19	0.00	0.00	0.00	403.19	0.00	0	0.00
BASEMENT FLOOR	902.36	0.00	0.00	0.00	902.36	0.00	0	0.00
CELLAR FLOOR	3400.38	11.21	315.32	320.28	3553.18	371.40		371.40
TOTAL NO OF FLOORS	8							
GRAND TOTAL	3400.38	11.21	315.32	320.28	3553.18	371.40		371.40

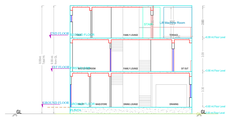
SCHEDULE OF JOINERY

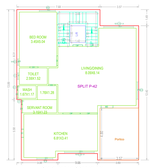
BUILDING NAME	NAME	L X B	NOS
A (AMENITIES)	D	1.0 X 2.10	17
A (AMENITIES)	D	0.75 X 2.10	38
A (AMENITIES)	D	0.90 X 2.10	36
A (AMENITIES)	MD	1.20 X 2.10	36

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X B	NOS
A (AMENITIES)	D	1.0 X 2.10	17
A (AMENITIES)	D	0.75 X 2.10	38
A (AMENITIES)	D	0.90 X 2.10	36
A (AMENITIES)	MD	1.20 X 2.10	36
A (AMENITIES)	W	1.20 X 1.20	72
A (AMENITIES)	W	1.80 X 1.20	12
A (AMENITIES)	W	2.40 X 1.20	36
A (AMENITIES)	W	2.40 X 1.20	36

FRONT ELEVATION


SECTION AA


GROUND FLOOR PLAN
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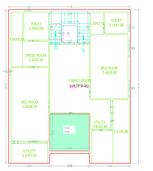
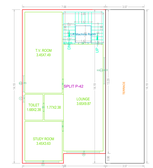

FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)

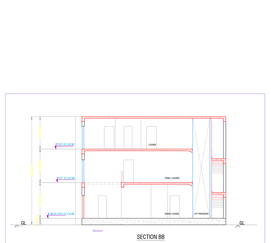

SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)

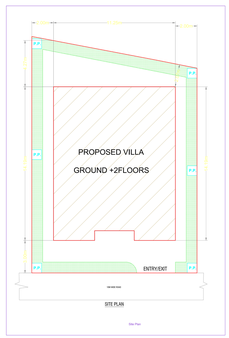
SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X B	NOS
T.F.H.C	D	1.0 X 2.10	17
T.F.H.C	D	0.75 X 2.10	38
T.F.H.C	D	0.90 X 2.10	36
T.F.H.C	D	1.0 X 2.10	17
T.F.H.C	D	0.75 X 2.10	38
T.F.H.C	D	0.90 X 2.10	36
T.F.H.C	MD	1.20 X 2.10	36
T.F.H.C	MD	1.20 X 2.10	36
T.F.H.C	W	1.20 X 1.20	72
T.F.H.C	W	1.80 X 1.20	12
T.F.H.C	W	2.40 X 1.20	36
T.F.H.C	W	2.40 X 1.20	36

BUILDING B (P.H2)

FLOOR NAME	TOTAL BUA	DEDUCTIONS VOID	NET BUA CONSD	TNMTS
GROUND FLOOR	148.46	0.00	148.46	01
FIRST FLOOR	148.46	0.00	148.46	01
SECOND FLOOR	155.55	0.00	155.55	00
TOTAL	452.47	12.47	440.00	02
TOTAL NO OF BLDG	1			
TOTAL	452.47	12.47	440.00	01

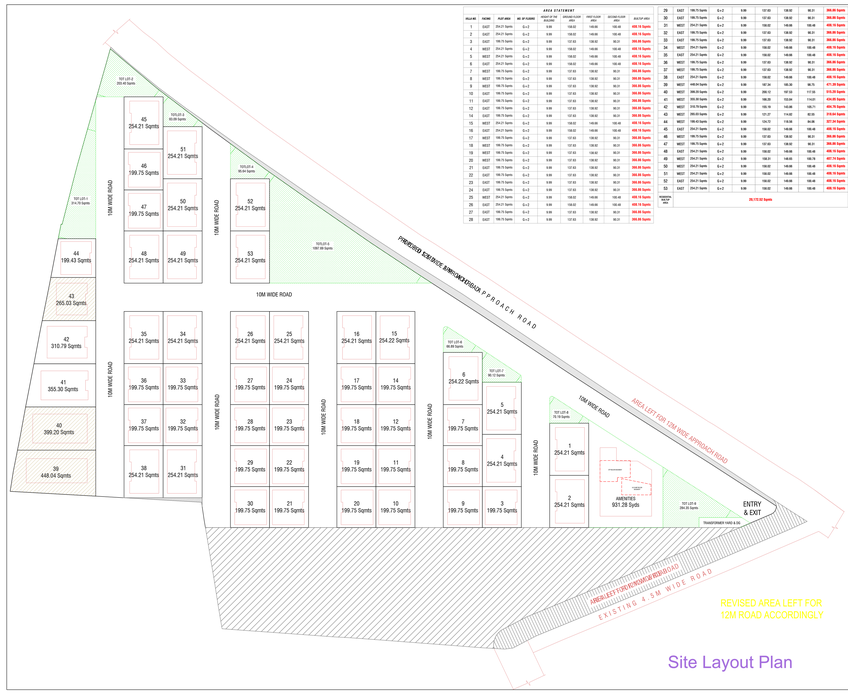

SECTION BB



SITE PLAN

AREA STATEMENT

BLD NO	PARTI	PLOT AREA	NO OF FLOORS	HEIGHT OF THE FLOOR	GROUND FLOOR AREA	FIRST FLOOR AREA	SECOND FLOOR AREA	AREA OF ABV
1	EAST	254.21 Sqmts	G+2	9.00	169.62	169.62	169.62	508.86 Sqmts
2	EAST	254.21 Sqmts	G+2	9.00	158.62	149.66	158.48	466.76 Sqmts
3	EAST	199.75 Sqmts	G+2	9.00	137.50	130.60	86.01	354.09 Sqmts
4	WEST	254.21 Sqmts	G+2	9.00	158.62	149.66	158.48	466.76 Sqmts
5	WEST	254.21 Sqmts	G+2	9.00	158.62	149.66	158.48	466.76 Sqmts
6	EAST	254.21 Sqmts	G+2	9.00	158.62	149.66	158.48	466.76 Sqmts
7	WEST	199.75 Sqmts	G+2	9.00	137.50	130.60	86.01	354.09 Sqmts
8	WEST	199.75 Sqmts	G+2	9.00	137.50	130.60	86.01	354.09 Sqmts
9	WEST	199.75 Sqmts	G+2	9.00	137.50	130.60	86.01	354.09 Sqmts
10	EAST	199.75 Sqmts	G+2	9.00	137.50	130.60	86.01	354.09 Sqmts
11	EAST	199.75 Sqmts	G+2	9.00	137.50	130.60	86.01	354.09 Sqmts
12	EAST	199.75 Sqmts	G+2	9.00	137.50	130.60	86.01	354.09 Sqmts
14	EAST	199.75 Sqmts	G+2	9.00	137.50	130.60	86.01	354.09 Sqmts
15	WEST	254.21 Sqmts	G+2	9.00	158.62	149.66	158.48	466.76 Sqmts
16	EAST	254.21 Sqmts	G+2	9.00	158.62	149.66	158.48	466.76 Sqmts
17	WEST	199.75 Sqmts	G+2	9.00	137.50	130.60	86.01	354.09 Sqmts
18	WEST	199.75 Sqmts	G+2	9.00	137.50	130.60	86.01	354.09 Sqmts
19	WEST	199.75 Sqmts	G+2	9.00	137.50	130.60	86.01	354.09 Sqmts
20	WEST	199.75 Sqmts	G+2	9.00	137.50	130.60	86.01	354.09 Sqmts
21	EAST	199.75 Sqmts	G+2	9.00	137.50	130.60	86.01	354.09 Sqmts
22	EAST	199.75 Sqmts	G+2	9.00	137.50	130.60	86.01	354.09 Sqmts
23	EAST	199.75 Sqmts	G+2	9.00	137.50	130.60	86.01	354.09 Sqmts
24	EAST	199.75 Sqmts	G+2	9.00	137.50	130.60	86.01	354.09 Sqmts
25	WEST	254.21 Sqmts	G+2	9.00	158.62	149.66	158.48	466.76 Sqmts
26	EAST	254.21 Sqmts	G+2	9.00	158.62	149.66	158.48	466.76 Sqmts
27	EAST	199.75 Sqmts	G+2	9.00	137.50	130.60	86.01	354.09 Sqmts
28	EAST	199.75 Sqmts	G+2	9.00	137.50	130.60	86.01	354.09 Sqmts
29	EAST	199.75 Sqmts	G+2	9.00	137.50	130.60	86.01	354.09 Sqmts
30	EAST	199.75 Sqmts	G+2	9.00	137.50	130.60	86.01	354.09 Sqmts
31	WEST	254.21 Sqmts	G+2	9.00	158.62	149.66	158.48	466.76 Sqmts
32	EAST	199.75 Sqmts	G+2	9.00	137.50	130.60	86.01	354.09 Sqmts
33	EAST	199.75 Sqmts	G+2	9.00	137.50	130.60	86.01	354.09 Sqmts
34	WEST	254.21 Sqmts	G+2	9.00	158.62	149.66	158.48	466.76 Sqmts
35	WEST	254.21 Sqmts	G+2	9.00	158.62	149.66	158.48	466.76 Sqmts
36	WEST	199.75 Sqmts	G+2	9.00	137.50	130.60	86.01	354.09 Sqmts
37	WEST	199.75 Sqmts	G+2	9.00	137.50	130.60	86.01	354.09 Sqmts
38	EAST	254.21 Sqmts	G+2	9.00	158.62	149.66	158.48	466.76 Sqmts
39	EAST	448.04 Sqmts	G+2	9.00	279.62	263.92	279.48	823.02 Sqmts
40	WEST	399.20 Sqmts	G+2	9.00	249.12	235.12	249.00	733.24 Sqmts
41	WEST	355.30 Sqmts	G+2	9.00	221.76	209.26	221.64	652.66 Sqmts
42	WEST	310.79 Sqmts	G+2	9.00	193.92	183.00	193.80	570.72 Sqmts
43	WEST	265.03 Sqmts	G+2	9.00	165.38	156.04	165.36	486.78 Sqmts
44	WEST	199.45 Sqmts	G+2	9.00	124.46	117.46	124.44	366.36 Sqmts
45	EAST	254.21 Sqmts	G+2	9.00	158.62	149.66	158.48	466.76 Sqmts
46	EAST	199.75 Sqmts	G+2	9.00	137.50	130.60	86.01	354.09 Sqmts
47	EAST	199.75 Sqmts	G+2	9.00	137.50	130.60	86.01	354.09 Sqmts
48	EAST	254.21 Sqmts	G+2	9.00	158.62	149.66	158.48	466.76 Sqmts
49	WEST	254.21 Sqmts	G+2	9.00	158.62	149.66	158.48	466.76 Sqmts
50	WEST	254.21 Sqmts	G+2	9.00	158.62	149.66	158.48	466.76 Sqmts
51	WEST	254.21 Sqmts	G+2	9.00	158.62	149.66	158.48	466.76 Sqmts
52	EAST	254.21 Sqmts	G+2	9.00	158.62	149.66	158.48	466.76 Sqmts
53	EAST	254.21 Sqmts	G+2	9.00	158.62	149.66	158.48	466.76 Sqmts
GRAND TOTAL		25,170.55 Sqmts						



PLAN SHOWING THE PROPOSED LAYOUT WITH HOUSING UNDER GATED COMMUNITY IN SY.NO.S 1/A2 OF REVENUE VILLAGE OF ALMASGUDA VILLAGE, GP OF MANKAL VILLAGE, MAHESHWARAM MANDAL, TUKKUGUDA MUNICIPALITY, RANGA REDDY DISTRICT, TELANGANA.

BELONGS TO,
Sri. K. MADAN MOHAN RAO, S/o. K. RAJESHWAR RAO.

DAGPA HOLDER M/s GHR-USM DEVELOPERS,
REPRESENTED ITS MANAGING PARTNER,

Sri. VANGALA SHYAM SUNDER REDDY, S/o late VANGALA JOGI REDDY

AREA STATEMENT :-

TOTAL SITE AREA	=	29,045.88 Sqmts
LAND OWNERS SITE AREA	=	6,875.00 Sqmts
AREA LEFT FOR SITE CORRECTION	=	22.38 Sqmts
AREA LEFT FOR 12M WIDE ROAD	=	2,248.17 Sqmts
NET SITE AREA	=	25,170.55 Sqmts
TOTAL SITE AREA AS PER DOCUMENT	=	25,178.10 Sqmts
SITE AREA AS PER SITE CONDITIONS	=	25,178.10 Sqmts
AREA LEFT FOR 12M WIDE APPROACH ROAD	=	2,248.17 Sqmts
NET SITE AREA	=	22,930.37 Sqmts
TOTAL PLOTTED AREA	=	12,250.71 Sqmts (54.01%)
TOTAL AMENITIES AREA	=	778.68 Sqmts (03.43%)
TOTAL PARKS AND OPEN SPACE	=	1,000.00 Sqmts (04.41%)
TOTAL ROADS AREA	=	7,212.08 Sqmts (31.79%)
OTHER LANDSCAPE AREA	=	78.48 Sqmts (00.35%)
REQUIRED TOT LOT AREA	=	2,239.607 Sqmts (10.00%)
PROPOSED TOT LOT AREA	=	2,306.13 Sqmts (10.19%)
TOTAL NO. OF PLOTS	=	53 nos.s
REQUIRED MORTGAGE PLOTS	=	3 no.s
PROPOSED MORTGAGE PLOTS	=	3 no.s (plots 38,45,46)
TOTAL BUILT UP AREA	=	21,806.00 Sqmts
REQUIRED CLUBHOUSE AREA (2%)	=	450.10 Sqmts
PROPOSED CLUBHOUSE AREA (1.82%)	=	1,064.43 Sqmts

SPECIFICATIONS:

FOUNDATION	C.R.S. IN C.M.
FLOORING	R.C.C. T.2.4
SUPER STRUCTURE	BRICK IN C.M.
DOORS, FRAMES,CHAJJAS	R.C.C. T.2.4
DOORS, WINDOWS, VENTILATORS	T. WOOD
COLUMNS	VITRIFIED TILES
PLASTERING	IN C.M.

OPENINGS:

DOORS:	WINDOWS:
MD : 1.20 x 2.10	W : 1.20 x 1.20
MD1 : 1.20 x 2.10	W1 : 1.80 x 1.20
D : 0.90 x 2.10	W2 : 2.40 x 1.20
D1 : 0.90 x 2.10	
D2 : 0.75 x 2.10	VENTILATORS:
	V : 0.60 x 0.60

REFERENCE:

PROPOSED	
EXISTING	
TO BE DISMANTLED	
MORTGAGE AREA	

NORTH

NOTE: ALL DIMENSIONS ARE IN METERS

SCALE: 1: 100

Owner's/ Builder's Signature:

Structural Engineer's Signature:

Architect's Signature:

Sheet no: SHEET : 1 of 12

OFFICER DETAILS

OFFICER NAME:

DESIGNATION:

DATE AND TIME

APPROVAL NO:

SEAL OF APPROVAL

DATE OF APPROVAL

OWNER'S SIGNATURE | ARCHITECT'S SIGNATURE

BUILDER'S SIGNATURE | STRUCTURAL ENGINEER'S SIGNATURE

CONDITION:

1 The applicant shall not be permitted to sell the plots and shall not construct on mortgaged in favour of M.C., HMDA i.e. Non-Saleable plots, which are meant for Parks & Open Spaces, Amenities, Roads, Public Utilities, etc.
2 The permission is granted only for the land and not to any part of the title of land.
3 The applicant shall be responsible and liable for any Third Party Rights, Disputes, Encumbrances, Litigations, etc., based on the Ownership documents or any other Rights or claims arising out of the development works as per specifications given in letter No.
4 The Grant of Layout Permission is conferred only after complying the applicant's Share of HMDA's Layout Development Charges (LDC) as per the Government Orders in force at the time of Grant of Layout Permission. The Layout Permission is valid only for a period of two years from the date of issuance of the Layout Permission. The Layout Permission shall be deemed to have lapsed if the applicant fails to pay the balance of HMDA's Layout Development Charges (LDC) within the time specified in the demand notice issued by the HMDA. Failure to pay the balance of HMDA's Layout Development Charges (LDC) within the time specified in the demand notice issued by the HMDA, the Layout Permission shall stand cancelled.
5 The applicant shall develop the Layout in a phased manner in the above site showing the green community layout, Parks & Open Spaces, Amenities, Roads, Public Utilities, etc., as per the approved Layout Development Plan, and shall not sell the plots which are not developed.
6 Plots sold and the sale deeds thereof, the open spaces, which shall be developed by the applicant only and not to the Local Bodies, Roads, Public Utilities, etc., shall be shown as mortgaged in favour of the HMDA.
7 The Local Authority shall exercise the Power conferred under and upon section 20(2)(iii) of the LRSR (Amendment) Act, 2020 to cancel the Layout Permission, if any, if the applicant violates any of the conditions.
8 The Local Authority shall not be responsible for any Third Party Rights, Disputes, Encumbrances, Litigations, etc., based on the Ownership documents or any other Rights or claims arising out of the development works as per specifications given in letter No.
9 The HMDA reserve the right to cancel the permission if it is found that the permission is obtained by misrepresentation or fraud.
10 The authority reserve the right to cancel the development permission, if it is found that the permission is obtained by misrepresentation or suppression of facts.

ISO_full_bleed_4A0_(1682.00_x_2378.00_MM)

Note: All dimensions are in meters.