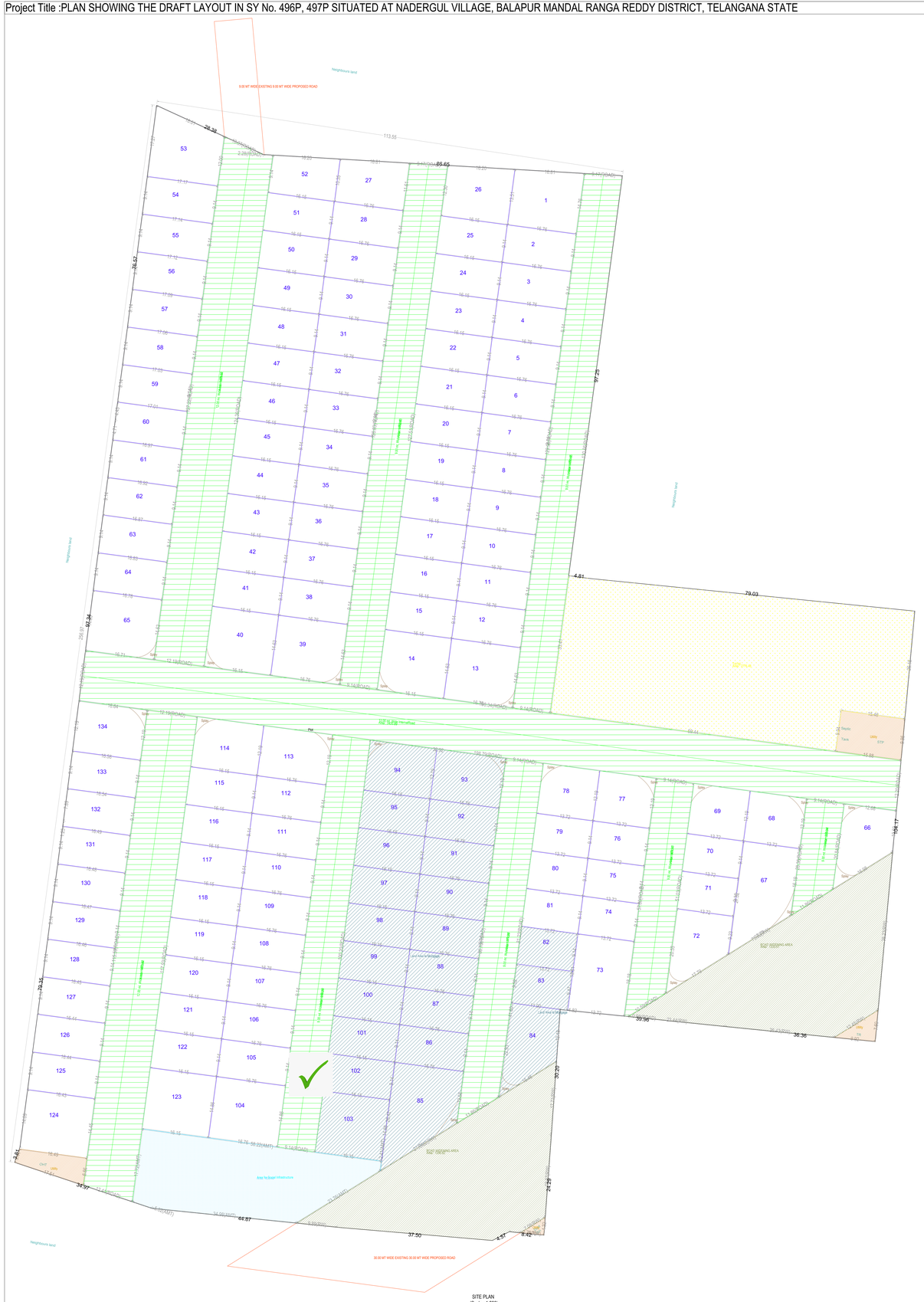
Project Title :PLAN SHOWING THE DRAFT LAYOUT IN SY No. 496P, 497P SITUATED AT NADERGUL VILLAGE, BALAPUR MANDAL RANGA REDDY DISTRICT, TELANGANA STATE



FILE DETAILS			
L.T.P NAME	JOGIN RAJESH		
L.T.P LICENCE NO.	3003/Layout/TP/2020/HMC	DATE	17-07-2024
FILE NO	TS/HMDA/2024	SHEET NO.	1 / 1
AREA STATEMENT	Layout Plan Details		

AREA STATEMENT	
PROJECT DETAIL	
Authority: HMDA	
NATURE OF DEVELOPMENT	Layouts with Open Plots
NATURE	NEW
AUTHORITY	HMDA
SUB	HMDA
LOCATION	PERIPHERAL EXTENDING AIRPORT DEVELOPMENT AUTHORITY (HMDA)
SUB LOCATION	NEW AREAS - APPROVED LAYOUT AREAS
CITY	TELANGANA
AREA DETAILS	
TOTAL PLOT AREA (Sq.Meters)	36740.00
DEDUCTION FOR NON PLOT AREA	
ROAD AFFECTED AREA (ROAD WIDENING AREA)	2924.00
NET	33816.00
Net area in Acres	8.35
PROPOSED AREA DETAILS	
TOTAL PLOT AREA	36740.00
TOTAL PROPOSED BUILT UP AREA EXCLUDING PARKING	0.00
TOTAL PROPOSED BUILT UP AREA INCLUDING PARKING	0.00
FAR Summary	
Permissible FAR	(Prop. Built-Up sq.m)
Total Layout Area	36740.00
Main Road/Internal as Common Access Road Area	0.00
Open/Excess Area	0.00
Net Area	36740.00
Area in Road Land/Road Widening Area	2924.00
Leftover Parcel Land Area	0.00
Existing Road Area	2924.00
Existing Internal Road Area	0.00
Net Layout Area	36740.00

Color Notes

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD WIDENING AREA	
EXISTING TO BE RETAINED	
EXISTING TO be demolished	

Individual Plot Area-3

Plot No	Abutting Road	Plot Area Required	Plot Area Proposed	Frontage Required	Frontage Proposed	Dimension Length	Dimension Depth Required	Dimension Depth Proposed
101	9.00 mt. Internal Road	-	147.72	-	9 M	16.40	-	9 M
102	9.00 mt. Internal Road	-	147.72	-	9 M	16.40	-	9 M
103	9.00 mt. Internal Road	-	240.04	-	14.66	16.76	-	14.66
104	9.00 mt. Internal Road	-	245.10	-	14.66	16.76	-	14.66
105	9.00 mt. Internal Road	-	152.25	-	9 M	16.76	-	9 M
106	9.00 mt. Internal Road	-	152.25	-	9 M	16.76	-	9 M
107	9.00 mt. Internal Road	-	152.25	-	9 M	16.76	-	9 M
108	9.00 mt. Internal Road	-	152.25	-	9 M	16.76	-	9 M
109	9.00 mt. Internal Road	-	152.25	-	9 M	16.76	-	9 M
110	9.00 mt. Internal Road	-	152.25	-	9 M	16.76	-	9 M
111	9.00 mt. Internal Road	-	152.25	-	9 M	16.76	-	9 M
112	9.00 mt. Internal Road	-	152.25	-	9 M	16.76	-	9 M
113	9.00 mt. Internal Road	-	204.30	-	12.19	16.76	-	12.19
114	9.00 mt. Internal Road	-	198.95	-	16.13	16.16	-	12.19
115	9.00 mt. Internal Road	-	147.72	-	9 M	16.16	-	9 M
116	9.00 mt. Internal Road	-	147.72	-	9 M	16.16	-	9 M
117	9.00 mt. Internal Road	-	147.72	-	9 M	16.16	-	9 M
118	9.00 mt. Internal Road	-	147.72	-	9 M	16.16	-	9 M
119	9.00 mt. Internal Road	-	147.72	-	9 M	16.16	-	9 M
120	9.00 mt. Internal Road	-	147.72	-	9 M	16.16	-	9 M
121	9.00 mt. Internal Road	-	147.72	-	9 M	16.16	-	9 M
122	9.00 mt. Internal Road	-	147.72	-	9 M	16.16	-	9 M
123	9.00 mt. Internal Road	-	240.04	-	14.66	16.16	-	14.66
124	9.00 mt. Internal Road	-	227.21	-	14.45	16.48	-	14.66
125	9.00 mt. Internal Road	-	165.24	-	9 M	16.44	-	9 M
126	9.00 mt. Internal Road	-	158.20	-	9 M	16.45	-	9 M
127	9.00 mt. Internal Road	-	169.42	-	9 M	16.46	-	9 M
128	9.00 mt. Internal Road	-	165.01	-	9 M	16.47	-	9 M
129	9.00 mt. Internal Road	-	152.58	-	9 M	16.48	-	9 M
130	9.00 mt. Internal Road	-	155.68	-	9 M	16.48	-	9 M
131	9.00 mt. Internal Road	-	165.71	-	9 M	16.48	-	9 M
132	9.00 mt. Internal Road	-	165.58	-	9 M	16.64	-	9 M
133	9.00 mt. Internal Road	-	151.41	-	9 M	16.68	-	9 M
134	9.00 mt. Internal Road	-	203.16	-	10.64	16.65	-	12.19

Total Number of Individual Sub Plot - 134

Individual Plot Area-1

Plot No	Abutting Road	Plot Area Required	Plot Area Proposed	Frontage Required	Frontage Proposed	Dimension Length	Dimension Depth Required	Dimension Depth Proposed
1	9.00 mt. Internal Road	-	208.87	-	9.75	16.76	-	14.70
2	9.00 mt. Internal Road	-	147.72	-	9 M	16.76	-	9 M
3	9.00 mt. Internal Road	-	152.25	-	9 M	16.76	-	9 M
4	9.00 mt. Internal Road	-	152.25	-	9 M	16.76	-	9 M
5	9.00 mt. Internal Road	-	152.25	-	9 M	16.76	-	9 M
6	9.00 mt. Internal Road	-	152.25	-	9 M	16.76	-	9 M
7	9.00 mt. Internal Road	-	152.25	-	9 M	16.76	-	9 M
8	9.00 mt. Internal Road	-	152.25	-	9 M	16.76	-	9 M
9	9.00 mt. Internal Road	-	152.25	-	9 M	16.76	-	9 M
10	9.00 mt. Internal Road	-	152.25	-	9 M	16.76	-	9 M
11	9.00 mt. Internal Road	-	152.25	-	9 M	16.76	-	9 M
12	9.00 mt. Internal Road	-	152.25	-	9 M	16.76	-	9 M
13	9.00 mt. Internal Road	-	204.30	-	12.19	16.76	-	12.19
14	9.00 mt. Internal Road	-	198.95	-	16.13	16.16	-	12.19
15	9.00 mt. Internal Road	-	147.72	-	9 M	16.16	-	9 M
16	9.00 mt. Internal Road	-	147.72	-	9 M	16.16	-	9 M
17	9.00 mt. Internal Road	-	147.72	-	9 M	16.16	-	9 M
18	9.00 mt. Internal Road	-	147.72	-	9 M	16.16	-	9 M
19	9.00 mt. Internal Road	-	147.72	-	9 M	16.16	-	9 M
20	9.00 mt. Internal Road	-	147.72	-	9 M	16.16	-	9 M
21	9.00 mt. Internal Road	-	147.72	-	9 M	16.16	-	9 M
22	9.00 mt. Internal Road	-	147.72	-	9 M	16.16	-	9 M
23	9.00 mt. Internal Road	-	240.04	-	14.66	16.16	-	14.66
24	9.00 mt. Internal Road	-	227.21	-	14.45	16.48	-	14.66
25	9.00 mt. Internal Road	-	165.24	-	9 M	16.44	-	9 M
26	9.00 mt. Internal Road	-	158.20	-	9 M	16.45	-	9 M
27	9.00 mt. Internal Road	-	288.42	-	12.58	16.20	-	15.47
28	9.00 mt. Internal Road	-	184.12	-	11.61	16.61	-	11.08
29	9.00 mt. Internal Road	-	152.25	-	9 M	16.76	-	9 M
30	9.00 mt. Internal Road	-	152.25	-	9 M	16.76	-	9 M
31	9.00 mt. Internal Road	-	152.25	-	9 M	16.76	-	9 M
32	9.00 mt. Internal Road	-	152.25	-	9 M	16.76	-	9 M
33	9.00 mt. Internal Road	-	244.39	-	12.19	16.76	-	12.19
34	9.00 mt. Internal Road	-	198.95	-	12.19	16.16	-	12.19
35	9.00 mt. Internal Road	-	147.72	-	9 M	16.16	-	9 M
36	9.00 mt. Internal Road	-	147.72	-	9 M	16.16	-	9 M
37	9.00 mt. Internal Road	-	147.72	-	9 M	16.16	-	9 M
38	9.00 mt. Internal Road	-	147.72	-	9 M	16.16	-	9 M
39	9.00 mt. Internal Road	-	147.72	-	9 M	16.16	-	9 M
40	9.00 mt. Internal Road	-	147.72	-	9 M	16.16	-	9 M
41	9.00 mt. Internal Road	-	147.72	-	9 M	16.16	-	9 M
42	9.00 mt. Internal Road	-	147.72	-	9 M	16.16	-	9 M
43	9.00 mt. Internal Road	-	147.72	-	9 M	16.16	-	9 M
44	9.00 mt. Internal Road	-	147.72	-	9 M	16.16	-	9 M
45	9.00 mt. Internal Road	-	147.72	-	9 M	16.16	-	9 M
46	9.00 mt. Internal Road	-	147.72	-	9 M	16.16	-	9 M
47	9.00 mt. Internal Road	-	147.72	-	9 M	16.16	-	9 M
48	9.00 mt. Internal Road	-	147.72	-	9 M	16.16	-	9 M
49	9.00 mt. Internal Road	-	147.72	-	9 M	16.16	-	9 M
50	9.00 mt. Internal Road	-	147.72	-	9 M	16.16	-	9 M

Individual Plot Area-2

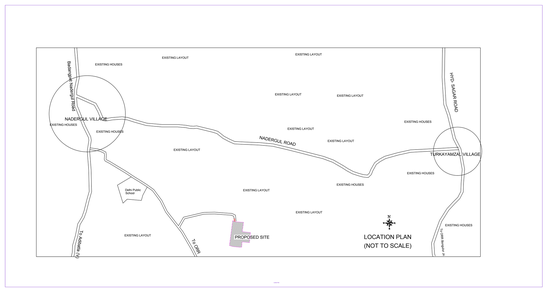
Plot No	Abutting Road	Plot Area Required	Plot Area Proposed	Frontage Required	Frontage Proposed	Dimension Length	Dimension Depth Required	Dimension Depth Proposed
51	9.00 mt. Internal Road	-	147.72	-	9 M	16.16	-	9 M
52	9.00 mt. Internal Road	-	147.92	-	9 M	16.20	-	10.33
53	9.00 mt. Internal Road	-	211.65	-	12.00	18.01	-	16.00
54	9.00 mt. Internal Road	-	148.88	-	9 M	17.17	-	9 M
55	9.00 mt. Internal Road	-	148.63	-	9 M	17.14	-	9 M
56	9.00 mt. Internal Road	-	148.38	-	9 M	17.12	-	9 M
57	9.00 mt. Internal Road	-	148.12	-	9 M	17.09	-	9 M
58	9.00 mt. Internal Road	-	146.87	-	9 M	17.06	-	9 M
59	9.00 mt. Internal Road	-	145.62	-	9 M	17.03	-	9 M
60	9.00 mt. Internal Road	-	144.36	-	9 M	17.01	-	9 M
61	9.00 mt. Internal Road	-	144.94	-	9 M	16.97	-	9 M
62	9.00 mt. Internal Road	-	146.01	-	9 M	16.92	-	9 M
63	9.00 mt. Internal Road	-	144.29	-	9 M	16.88	-	9 M
64	9.00 mt. Internal Road	-	143.68	-	9 M	16.83	-	9 M
65	9.00 mt. Internal Road	-	240.87	-	16.71	16.15	-	14.63
66	9.00 mt. Internal Road	-	189.87	-	12.88	20.84	-	12.10
67	9.00 mt. Internal Road	-	266.75	-	16.19	27.52	-	12.10
68	9.00 mt. Internal Road	-	147.23	-	12.19	12.10	-	12.19
69	9.00 mt. Internal Road	-	147.23	-	12.19	12.10	-	12.19
70	9.00 mt. Internal Road	-	125.42	-	9 M	13.72	-	9 M
71	9.00 mt. Internal Road	-	125.42	-	9 M	13.72	-	9 M
72	9.00 mt. Internal Road	-	264.23	-	17.79	20.65	-	12.72
73	9.00 mt. Internal Road	-	242.02	-	16.18	18.61	-	13.72
74	9.00 mt. Internal Road	-	125.42	-	9 M	13.72	-	9 M
75	9.00 mt. Internal Road	-	125.42	-	9 M	13.72	-	9 M
76	9.00 mt. Internal Road	-	125.42	-	9 M	13.72	-	9 M
77	9.00 mt. Internal Road	-	147.23	-	12.19	12.10	-	12.19
78	9.00 mt. Internal Road	-	147.23	-	12.19	12.10	-	12.19
79	9.00 mt. Internal Road	-	125.42	-	9 M	13.72	-	9 M
80	9.00 mt. Internal Road	-	125.42	-	9 M	13.72	-	9 M
81	9.00 mt. Internal Road	-	125.42	-	9 M	13.72	-	9 M
82	9.00 mt. Internal Road	-	125.42	-	9 M	13.72	-	9 M
83	9.00 mt. Internal Road	-	136.98	-	9.02	13.72	-	9.93
84	9.00 mt. Internal Road / EXISTING BUILD / PROPOSED	-	215.68	-	16.46	22.94	-	12.66
85	9.00 mt. Internal Road	-	318.00	-	12.58	28.42	-	15.19
86	9.00 mt. Internal Road	-	152.25	-	9 M	16.76	-	9 M
87	9.00 mt. Internal Road	-	152.25	-	9 M	16.76	-	9 M
88	9.00 mt. Internal Road	-	152.25	-	9 M	16.76	-	9 M
89	9.00 mt. Internal Road	-	152.25	-	9 M	16.76	-	9 M
90	9.00 mt. Internal Road	-	152.25	-	9 M	16.76	-	9 M
91	9.00 mt. Internal Road	-	152.25	-	9 M	16.76	-	9 M
92	9.00 mt. Internal Road	-	152.25	-	9 M	16.76	-	9 M
93	9.00 mt. Internal Road	-	244.39	-	12.19	16.76	-	12.19
94	9.00 mt. Internal Road	-	198.95	-	12.19	16.16	-	12.19
95	9.00 mt. Internal Road	-	147.72	-	9 M	16.16	-	9 M
96	9.00 mt. Internal Road	-	147.72	-	9 M	16.16	-	9 M
97	9.00 mt. Internal Road	-	147.72	-	9 M	16.16	-	9 M
98	9.00 mt. Internal Road	-	147.72	-	9 M	16.16	-	9 M
99	9.00 mt. Internal Road	-	147.72	-	9 M	16.16	-	9 M
100	9.00 mt. Internal Road	-	147.72	-	9 M	16.16	-	9 M

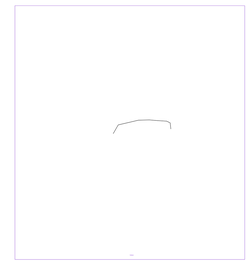
Land use analysis/Area distribution

Area covered under	Proposed Area in sq.mt	Percentage(%)
Plotted Area	23006.00	63.23
Road Area	5924.00	16.28
EWS Plotted Area	0.00	0.00
Road Area	5247.00	14.42
Amenity Area	0.00	0.00
Recreational open space/park Area	218.00	0.60
Social Infrastructure Area	262.00	0.72
Utility Area	262.00	0.72
Green Belt Area	0.00	0.00
Green Belt Area	0.00	0.00
Common Parking Area	0.00	0.00
Total net Area in	36739.00	100.95

Mortgage Area Details

Type of Mortgage	Plot Number	Number of Plots	Proposed %	Mortgage Area(Sq.mt)	
				Required	Proposed
Land Area to Mortgage	01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134	22	16.21	3500.00 (10%)	3996.63





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

CONDITIONS:

1 THE SCHEMATIC APPROVAL OF DRAFT LAYOUT OF APPORTIONMENT AND PLOTTING PLAN WHICH CONSIST OF ROAD NETWORK, PLOTTING PLAN, ALLOTMENT OF SITES FOR PUBLIC PURPOSES AND OTHER AMENITIES ETC. ARE ACCEPTED BY THE ___ (Name of the Authority) ___ subject to the following conditions and subject to the provisions of the Act and the Rules and Regulations thereunder.

2 The promoter of developing the land shall not form any part of the title of the land, but if any litigation court cases arises in future, the same shall be borne by the promoter and the Authority shall not be liable.

3 The applicant shall pay the approved fee for the approved layout plan and it is only HMDA shall carry out the development of roads and other infrastructure in the layout.

4 The Owner of the property or his/his/her/their attorney/s/ the applicant in favour of HMDA is purely a measure to ensure the development of the layout in accordance with the approved plan. The Owner/Developer shall not be entitled for any compensation in the process of law for any act done in pursuance thereof.

5 The Owner/Developer shall provide the infrastructure as per the norms prescribed in HMDA by-laws/Rules ___ and ___ numbers of plots to be earmark at ___ Sq.mts and such facility shall be kept for development free of cost and handover to the Authority or to the Association of the Allottees.

6 The Owner/Developer shall not be entitled to sell the plots in the layout unless the roads are developed and the infrastructure facilities are made available to the satisfaction of the Authority.

7 The Owner/Developer shall not be entitled to sell the plots in the layout unless the roads are developed and the infrastructure facilities are made available to the satisfaction of the Authority.

8 The owner/applicant shall display a board at a prominent place at the site showing the layout plan with permission number and the details of the plots in the layout and the details of the amenities provided.

9 The Local Authority shall ensure that the open spaces shall be developed by the applicant strictly after obtaining the permission from the Authority for the development of the open spaces.

10 The permission is being sought by the applicant for the development of the layout and not for the sale of the plots.

11 The applicant / developer shall comply the conditions mentioned in the G.O.Ms.No. 168 M.A. dt:29.12.2012, G.O.Ms.No. 168 M.A. dt:29.12.2012, G.O.Ms.No. 86 M.A. dt:28.03.2013, G.O.Ms.No. 94 M.A. dt:01.04.2013, G.O.Ms.No. 559 M.A. dt:22.10.2013, G.O.Ms.No. 655 M.A. dt:26.11.2014 and G.O.Ms.No. 168 M.A. dt:29.12.2012 and other subsequent G.O.

Note: All dimensions are in meters.

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